



41 East Crescent, Duckmanton, Chesterfield, S44 5ES

- NO UPWARD CHAIN
- SPACIOUS PLOT
- 3 GOOD SIZED BEDROOMS
- DRIVEWAY PARKING
- GREAT FOR FIRST TIME BUYERS
- MODERN KITCHEN
- LARGE REAR GARDEN
- CALL HUNTERS NOW

Guide Price £160,000 - £170,000

HUNTERS®
HERE TO GET *you* THERE

*****GUIDE PRICE £160,000 - £170,000*****

**Welcome to this NO CHAIN, THREE BEDROOM SEMI
DETACHED HOUSE in Duckmanton!**

Perfect location for transport links including motorway
J29A. Local shops and amenities are within the area.
Schools are within the local catchment area and green
space is all around.

Situated on a spacious plot, and having been
modernised, this property is perfect for first time
buyers or for a buy to let!

As you enter this property, you will find the well
proportioned lounge, modern kitchen, and a WC.

Going upstairs, there are three good sized bedrooms,
and a three piece suite bathroom.

Gas central heating and uPVC double glazed windows.

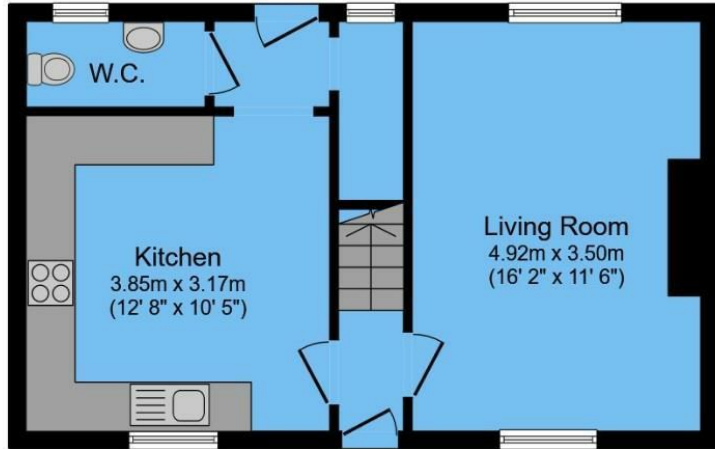
To the rear is a larger than average garden with patio.
Driveway parking for two cars.

Don't miss out on taking a look at this property, call
Hunters to book your viewing now!

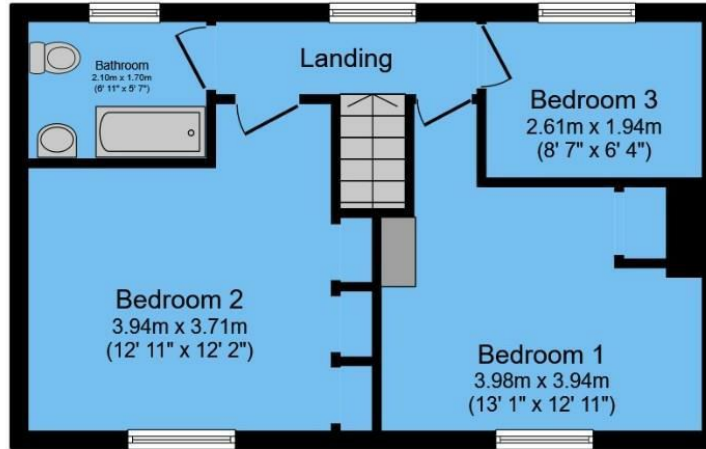
Freehold, Tax Band A, EPC Rating C.







Ground Floor



First Floor

Total floor area 82.4 m² (886 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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