



32 Swan Street, Poolsbrook, Chesterfield, S43 3FU

- NO CHAIN
- KITCHEN DINER
- MODERN BATHROOM
- DRIVEWAY PARKING
- STILL UNDER GUARANTREE
- 3 WELL PROPORTIONED BEDROOMS
- GARDENS FRONT AND REAR
- CALL HUNTERS NOW

Offers In The Region Of £190,000

HUNTERS®
HERE TO GET *you* THERE

NO UPWARD CHAIN, NEWLY BUILT, THREE BEDROOM SEMI DETACHED HOUSE - STILL UNDER BUILDERS WARRANTY!

Situated the East side of Chesterfield, Poolsbrook is nearby motorway J29A, Poolsbrook Country Park, good bus routes, supermarkets, local shops & amenities. Also with being in the catchment area for good schools.

As you enter this property, you will find the hallway, modern kitchen/dining room, lounge with double doors out onto the rear garden, and a WC.

Upstairs, there are three good sized bedrooms, and a modern, three piece suite bathroom.

Gas central heating (combi boiler) and uPVC double glazed windows.

Rear garden with patio space and driveway parking for two cars at the front with lawn.

Call Hunters to book your viewing now - perfect for first time buyers!

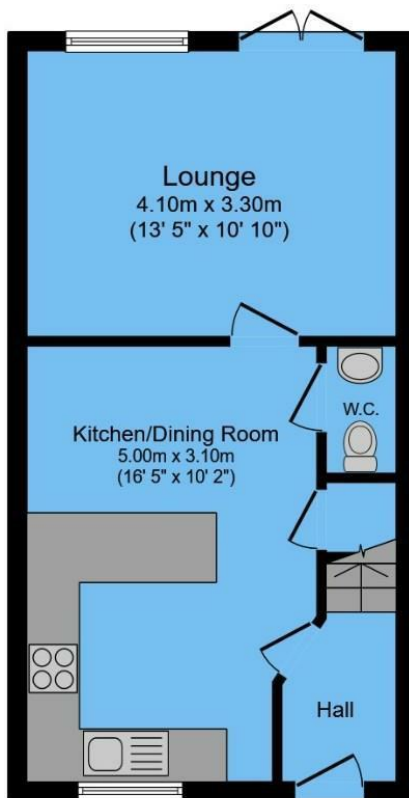
FREEHOLD but there is a ground maintenance fee payable per annum. Price TBC.

Council Tax Band B, EPC Rating B.

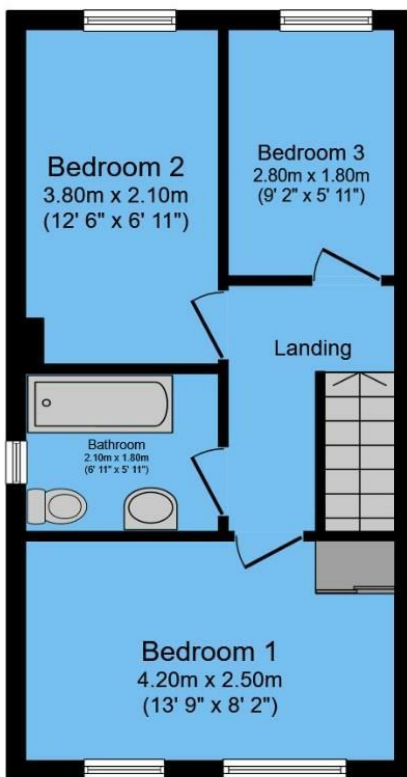
Up for negotiation at offer stage - Sofa, Bed, Wardrobe.







Ground Floor



First Floor

Total floor area 69.7 m² (750 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		96
(81-91) B	83	
(69-80) C		
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

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