



22 Chasecliff Close, Loundsley Green, Chesterfield, S40

4HR

- GREAT FOR FIRST TIME BUYERS
- SPACIOUS
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED REAR GARDEN

- CORNER POSITION
- MODERN KITCHEN DINER
- BATHROOM AND SEPARATE WC
- CALL HUNTERS NOW

Reduced To £175,000

HUNTERS®

HERE TO GET *you* THERE

**** RECENTLY REDUCED FOR A QUICK SALE****

This charming three-bedroom end-terraced house, ideally situated on a corner position, is the perfect home for first-time buyers looking for space, style, and convenience. Offering a great blend of modern living and practicality, this property is ready to move into and make your own.

As you step inside, you'll find a welcoming porch leading into a spacious hallway. The downstairs living space includes a modern, fully fitted kitchen diner – perfect for family meals and entertaining – and a generous lounge, offering plenty of room to relax and unwind.

Upstairs, the property boasts three well-proportioned bedrooms, providing ample space for family or home office needs, and a contemporary bathroom with a separate WC.

The property benefits from gas central heating with a combi boiler and uPVC double-glazed windows, ensuring warmth and energy efficiency throughout the year.

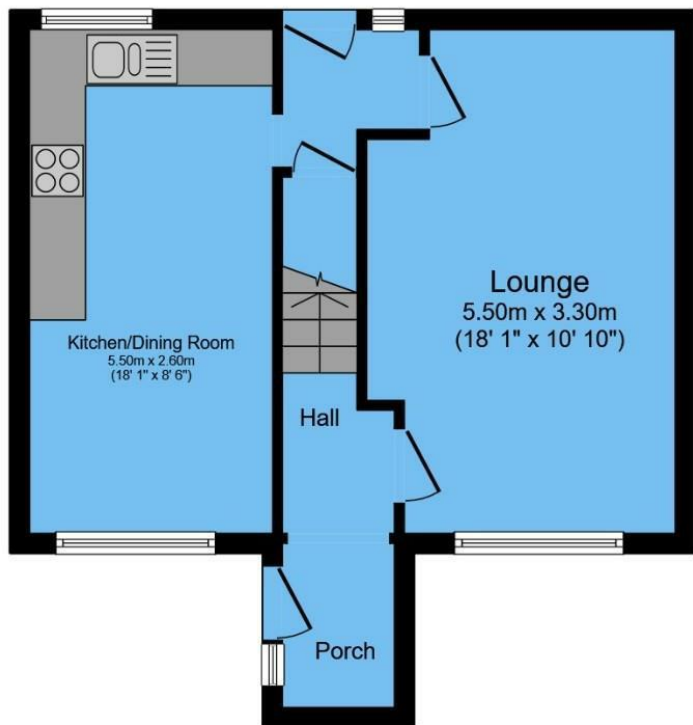
Outside, the enclosed, landscaped garden has been thoughtfully designed for low maintenance, with a combination of patio, astroturf, and decking, offering a private outdoor space to enjoy in all seasons. Convenient on-street parking completes this fantastic offering,

Don't miss out on this wonderful opportunity – perfect for first-time buyers looking for a home to grow into! Call Hunters to view now!

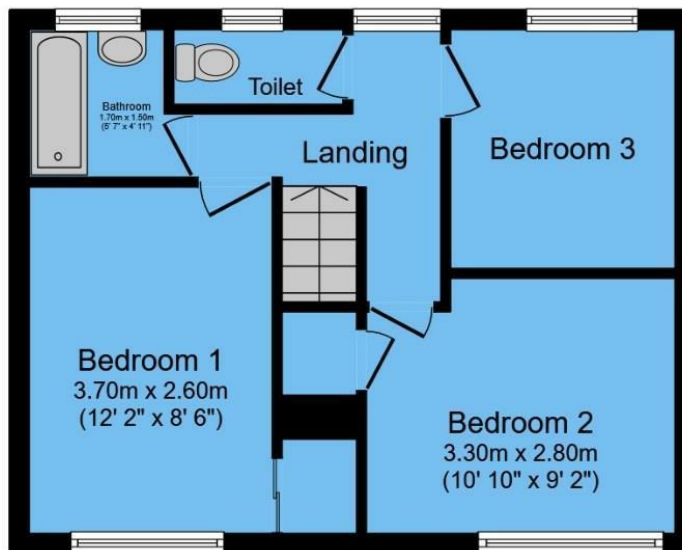
Freehold, Tax Band A, EPC Rating C.







Ground Floor



First Floor

Total floor area 76.4 sq.m. (823 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).

Powered by www.focalagent.com

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		
(81-91) B		84
(69-80) C	71	
(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

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>