

## 31 The Crescent, Brimington, Chesterfield, S43 1AZ

- SUPERB 3 BEDROOM HOUSE
  - DRIVEWAY PARKING
  - MODERN FITTED KITCHEN
  - TAX BAND A

- MUST BE SEEN
- WESTERLY FACING GARDENS
  - FAMILY BATHROOM
  - CALL HUNTERS NOW

**Offers In The Region Of £170,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Take a look at this superb 3 bedroom terraced property located in the popular area of Brimington.

Overlooking woodland with westerly facing gardens for afternoon sun - this property **MUST BE SEEN** as it has gone through a lot of improvements!

The tastefully presented accommodation comprises:-

**GROUND FLOOR** - Entrance hall, lounge/diner, modern fitted kitchen & spacious utility hallway.

**FIRST FLOOR** - 3 well proportioned bedrooms, family bathroom & separate WC.

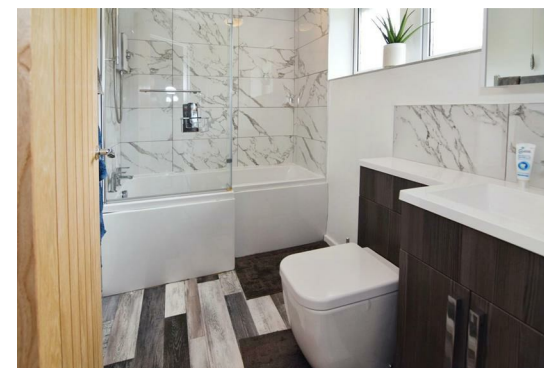
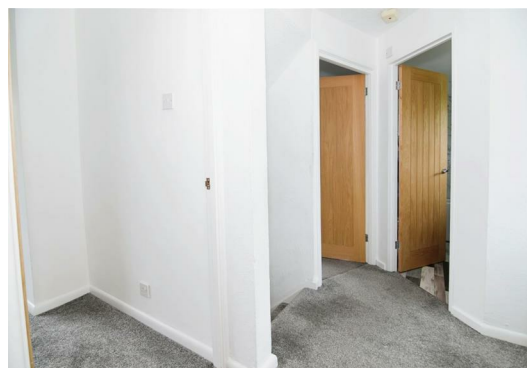
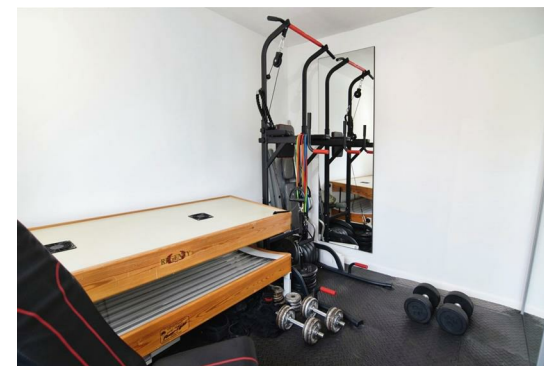
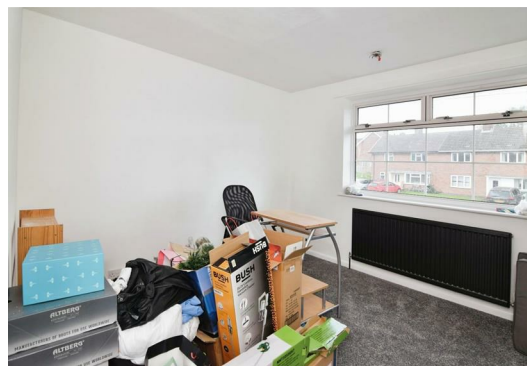
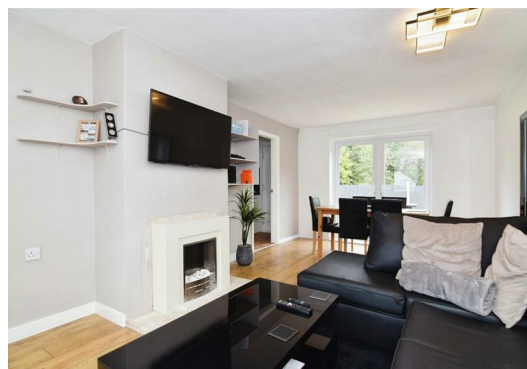
Gas central heating & uPVC double glazed.

Driveway parking for 2 cars at the front & a superb garden area to the rear.

**CALL HUNTERS TO ARRANGE YOUR VIEWING TODAY!!**

Freehold - Chesterfield BC Band A, EPC Rating D.

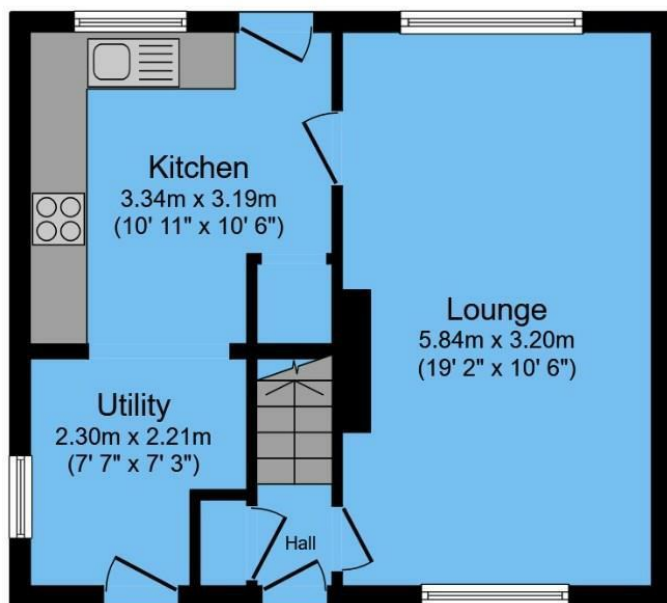
Prospective purchasers need to be aware that the property next door is being affected by subsidence but there are no signs of this affecting this property.



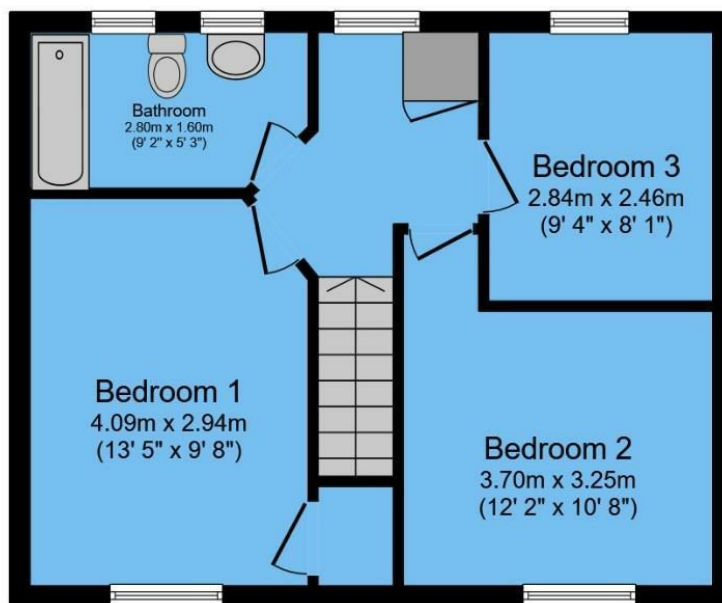








**Ground Floor**



**First Floor**

Total floor area 80.4 m<sup>2</sup> (865 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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