



32 Cobden Road, Saltergate, Chesterfield, S40 4TD

- NO UPWARD CHAIN
- MODERN LIVING SPACE
- FOUR PIECE SUITE BATHROOM
- ON STREET PARKING
- GREAT FIRST HOME
- THREE BEDROOMS
- EAY TO MAINTAIN REAR GARDEN
- CALL HUNTERS NOW

Guide Price £250,000

HUNTERS®

HERE TO GET *you* THERE

**** REDUCED FOR A QUICK SALE TO A GUIDE PRICE OF £250,000
to £260,000 ****

Charming No Chain Three-Bedroom Semi-Detached Home – Saltergate Location

Located in the sought-after area of Saltergate, just a short stroll from the many amenities of the Town Centre, this well-presented three-bedroom semi-detached house is offered with no onward chain – making it a perfect choice for first-time buyers or young families.

Well positioned for commuters, the property offers excellent access to Sheffield and the M1 Motorway, and falls within the normal catchment area for Brookfield Community School, a highly regarded local secondary.

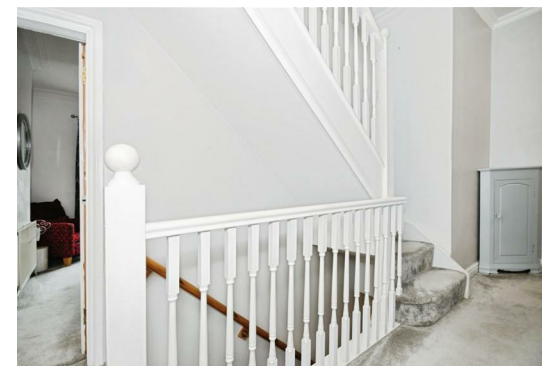
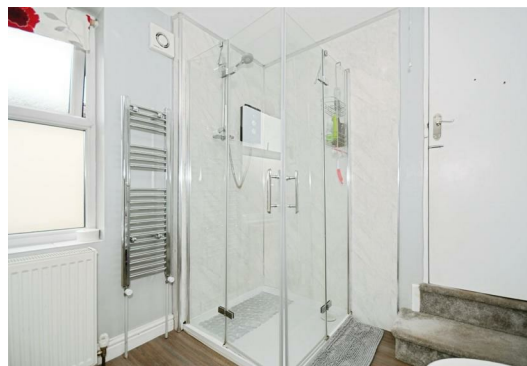
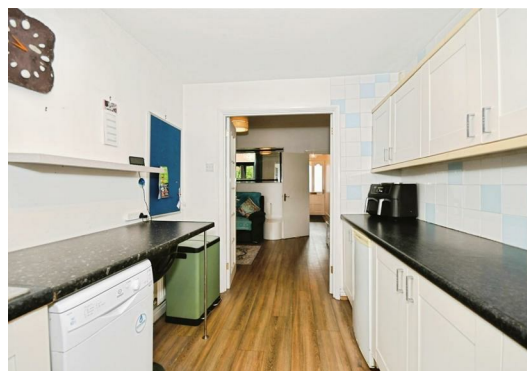
Inside, the accommodation is thoughtfully arranged and features a welcoming lounge, a separate dining room with double doors opening onto the rear garden – ideal for entertaining – and a kitchen with an adjoining utility room that's accessible from the rear of the house.

Upstairs, the first floor hosts two well-proportioned bedrooms and a spacious four-piece bathroom suite, complete with a separate shower cubicle. The second floor offers a versatile third bedroom, ideal as a guest room/office.

Outside, the rear garden is easy to maintain, with a patio space perfect for relaxing or summer dining. The property also on-street parking via a permit plus a visitor pass.

A great opportunity to step onto the property ladder in a convenient and desirable location – early viewing is highly recommended, call Hunters now!

Freehold, Tax Band B, EPC Rating E.







Cellar

Floor area 9.4 sq.m. (101 sq.ft.)

Ground Floor

Floor area 51.5 sq.m. (554 sq.ft.)

First Floor

Floor area 42.6 sq.m. (458 sq.ft.)

Second Floor

Floor area 23.5 sq.m. (252 sq.ft.)

Total floor area: 126.9 sq.m. (1,366 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(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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