



**16 North Road, Calow, Chesterfield, S44 5BD**

**Guide Price £180,000**

**HUNTERS®**

HERE TO GET *you* THERE

- NO CHAIN
- SEMI DETACHED
- DRIVEWAY PARKING
- GUIDE PRICE £180,000 to £190,000

- THREE BEDROOM
- READY TO MOVE INTO
- POPULAR LOCATION

GUIDE PRICE £180,000 to £190,000

NO CHAIN | Reduced – Ideal First Home for Families | 3-Bed Semi-Detached - LARGE DOUBLE DRIVEWAY – Priced to Sell

This refurbished three-bedroom semi-detached home is a great opportunity for first-time buyers or families looking for a move-in ready property in a popular, well-connected area.

Conveniently located close to the NHS Royal Hospital, local schools, village shops, and parks – with excellent access to Chesterfield, Bolsover, and M1 Junction 29 – this home offers everyday convenience with great transport links.

The accommodation includes a comfortable lounge, a modern fitted dining kitchen, a ground-floor bathroom, and three good-sized bedrooms, all neutrally decorated throughout.

Outside, there's a private driveway to the front, and a good-sized rear garden with two useful brick-built storage outbuildings – ideal for extra storage or outdoor equipment.

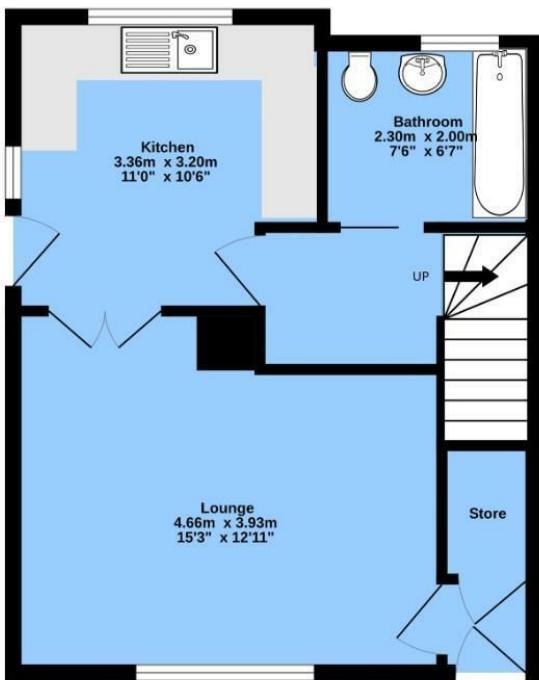
The property has recently been reduced and is on the market to be sold – offering fantastic value for money. Additional benefits include gas central heating, double glazing, and no upward chain, making your move smoother and quicker.

Don't miss out – early viewing is highly recommended.

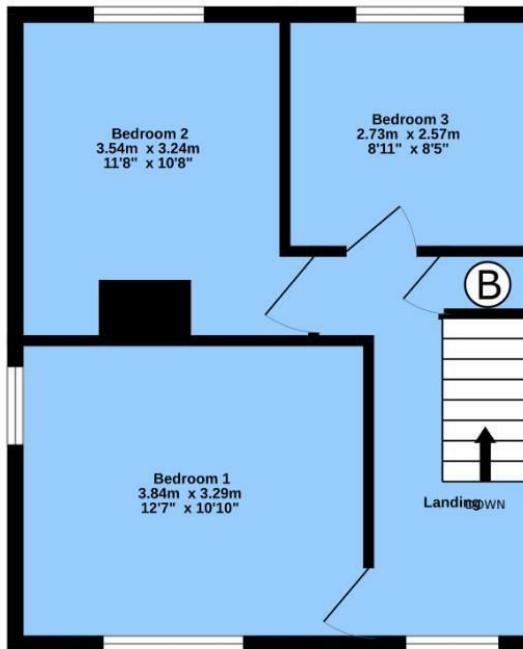
FREEHOLD | COUNCIL TAX BAND A



GROUND FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



1ST FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



## 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		83
(81-91) B		
(69-80) C		
(55-68) D		57
(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.

### 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.

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email: Chesterfield@hunters.com <https://www.hunters.com>