



## 21 Patterdale Road, Dunston, Chesterfield, S41 8FE

- PERFECT FIRST HOME
  - KITCHEN DINER
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PARKING
- FULLY MODERNISED THROUGHOUT
  - TWO GOOD SIZED BEDROOMS
  - WELL MAINTAINED REAR GARDEN
  - CALL HUNTERS NOW

**Offers In The Region Of £210,000**

**HUNTERS®**

HERE TO GET *you* THERE



# FULLY MODERNISED, TWO BEDROOM SEMI DETACHED HOUSE - A PERFECT FIRST HOME!

Located in Dunston - Ideally situated for local amenities, great schools, open country side walks and great for access to Chesterfield, Sheffield and M1J 29.

As you enter this property you will find the hall, lounge, modern kitchen diner with door out to the rear garden, and a WC.

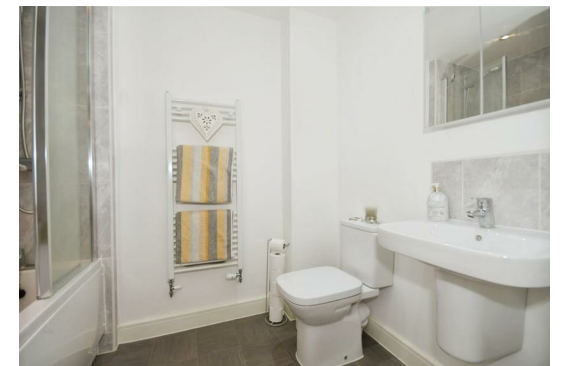
Going upstairs there are two well proportioned bedrooms and a modern three piece suite bathroom.

Gas central heating and uPVC double glazed windows.

Well maintained rear garden. Two parking spaces assigned to the property.

To make this recently built home yours, call Hunters now!

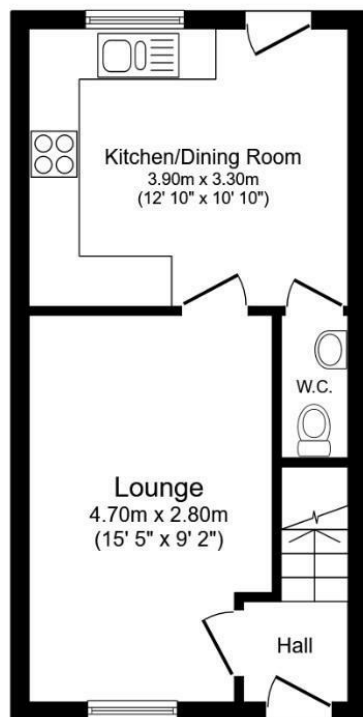
FREEHOLD | TAX BAND B | EPC RATING B





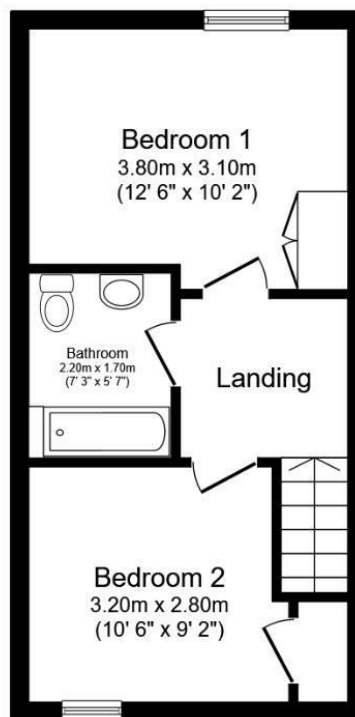






**Ground Floor**

Floor area 30.4 sq.m. (327 sq.ft.)



**First Floor**

Floor area 30.4 sq.m. (327 sq.ft.)

Total floor area: 60.8 sq.m. (654 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](http://www.Propertybox.io)



## 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

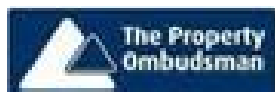
|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>96</b> |
| (81-91) <b>B</b>                            | <b>83</b>               |           |
| (69-80) <b>C</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

## 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.



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