



49 Hucknall Avenue, Ashgate, Chesterfield, S40 4BZ

- NO CHAIN
- SOUGHT AFTER LOCATION
- MODERN THROUGHOUT

- THREE BED SEMI
- EXTENDED
- VIEW NOW

Guide Price £240,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £240,000 TO £250,000

Located in the popular area of Brockwell is this delightful
EXTENDED 3 bedroom semi detached property.

Offered with NO UPWARD CHAIN - this property would
make a fantastic starter or family home.

FULL REDECORATED & NEW FLOORING IN 2025.

The entrance hall provides access to the lounge &
kitchen with stairs to the first floor.

The well proportioned lounge has a bay window &
feature fireplace.

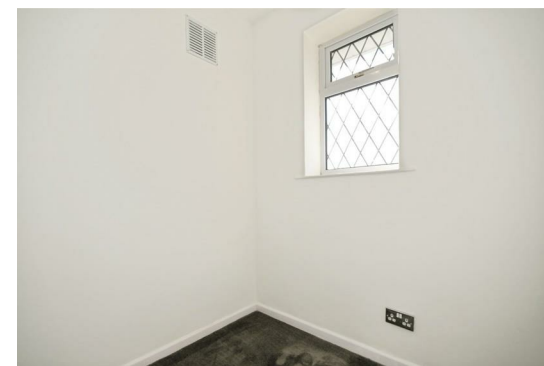
The well equipped kitchen has lots of space for
appliances and storage and opens through to the
extended ground floor dining/family room.

To the first floor are 3 bedrooms & the family shower
room.

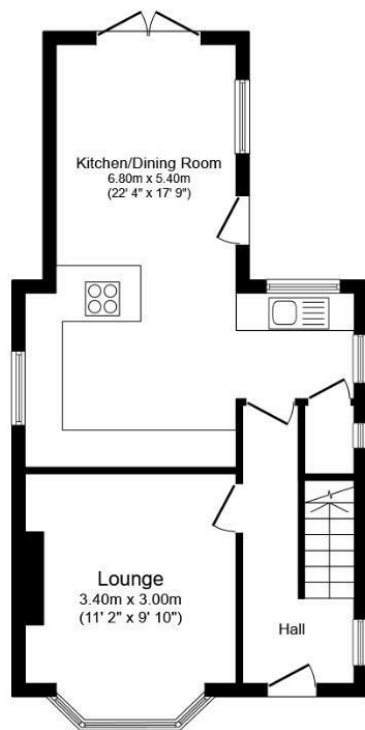
Gas central heating & uPVC double glazed.

Driveway parking & detached garage with separate
home office area. Fantastic lawned gardens with patio
areas perfect for summer barbeques!

Call Hunters today to arrange your viewing.

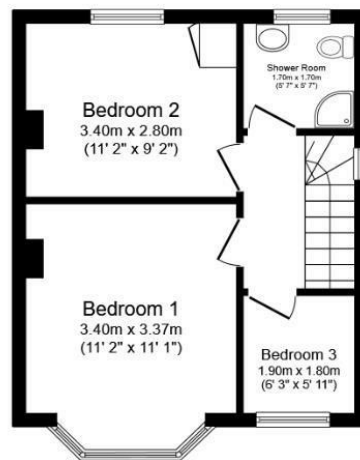






Ground Floor

Floor area 46.1 sq.m. (496 sq.ft.)



First Floor

Floor area 34.5 sq.m. (371 sq.ft.)

Total floor area: 80.6 sq.m. (867 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



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		80
(55-68) D	59	
(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.



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