



## 9 Eastmoor Road, Brimington, Chesterfield, S43 1PR

- SEMI DETACHED
- SUPERB LOCATION
- PRIVATE REAR GARDEN
- TWO BEDROOMS
- DRIVEWAY PARKING
- VIEW NOW

**Offers In The Region Of £170,000**

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



## MODERN STARTER HOME WITH DRIVEWAY PARKING & PRIVATE REAR GARDEN!

Set within easy reach of local amenities, with excellent bus links and straightforward access into Chesterfield town centre, this modern home is ideal for families, professionals, or downsizers seeking a peaceful yet connected lifestyle.

Take a look at this two bedroom semi detached house - presented to a great standard!

The ground floor comprises a welcoming entrance hall, open plan living kitchen with conservatory off.

On the first floor is the two bedrooms & four piece family bathroom.

Outside sees driveway parking for two cars & private rear garden with patio & lawn areas - the garden also has a garage which is ideal for storage.

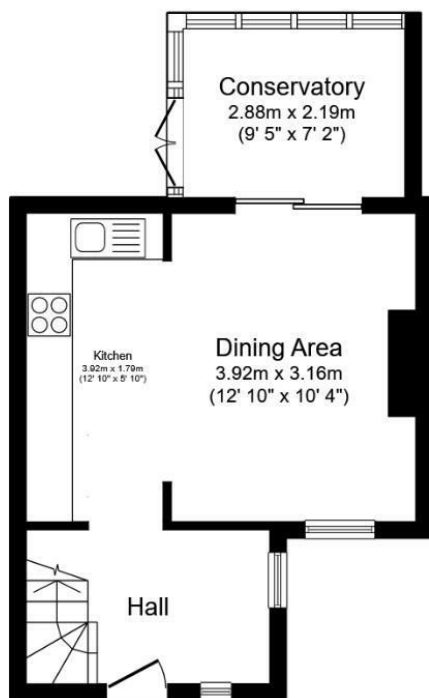
VIEWINGS AVAILABLE NOW - CALL HUNTERS TO  
BOOK YOURS!

FREEHOLD | COUNCIL TAX BAND A

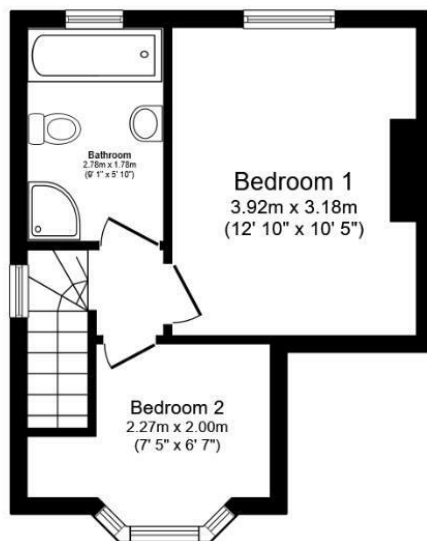








**Ground Floor**  
Floor area 33.8 sq.m. (364 sq.ft.)



**First Floor**  
Floor area 27.4 sq.m. (295 sq.ft.)

**Total floor area: 61.2 sq.m. (658 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)

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## 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</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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