

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

11 Grampian Crescent, Loundsley Green, Chesterfield, S40 4QA

- NO UPWARD CHAIN
- LOUNGE DINER
- BATHROOM WITH SEPARATE WC
- DRIVEWAY AND ATTACHED GARAGE
- IN NEED OF MODERNISATION
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £210,000



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No Chain – Three Bedroom Semi-Detached Home – Sought-After Location

Situated in the popular residential area of Loundsley Green, to the west of Chesterfield, this three-bedroom semi-detached property offers a fantastic opportunity for buyers looking to modernise and add value. Located close to a range of local amenities and well-regarded schools, this home is perfect for families or investors alike.

The ground floor comprises an entrance hall, a spacious lounge/diner ideal for relaxing or entertaining, and a separate kitchen with potential for redesign. Upstairs, you'll find three well-proportioned bedrooms, a bathroom, and a separate WC.

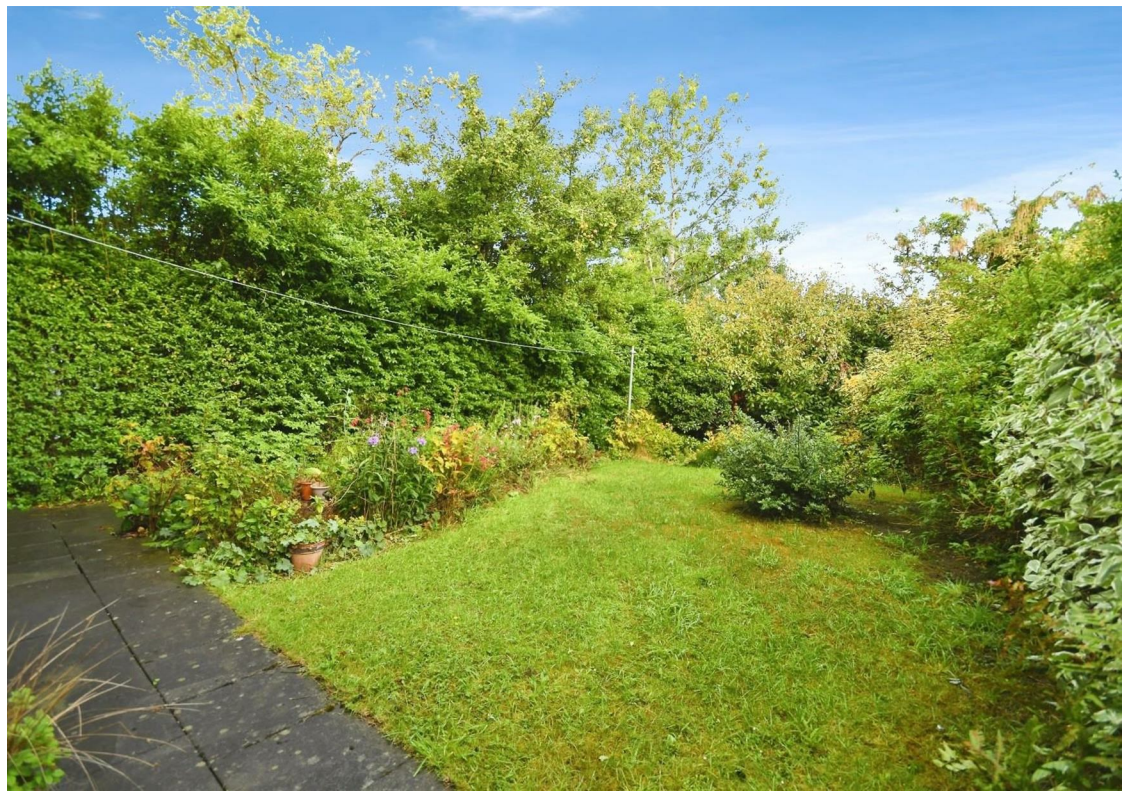
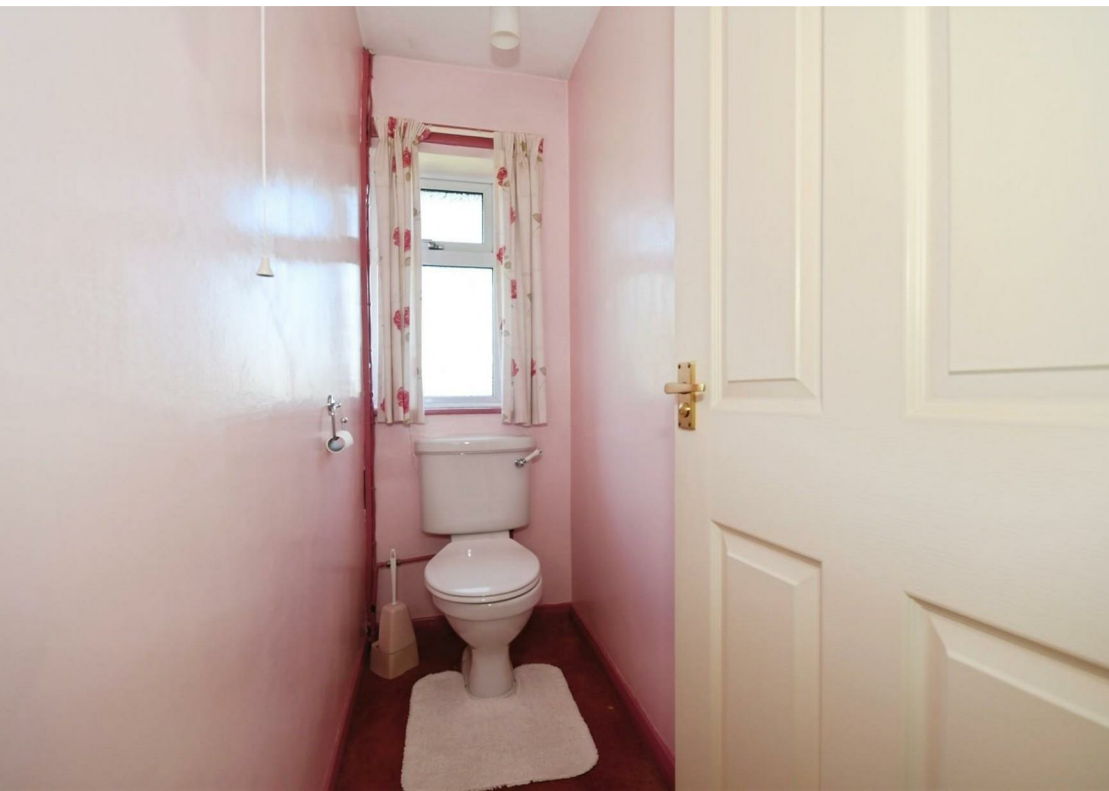
The property benefits from gas central heating and uPVC double glazed windows throughout.

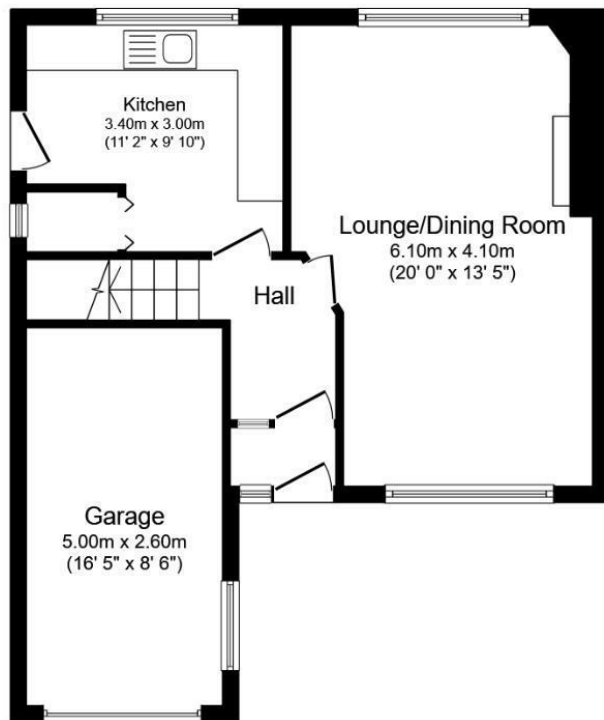
Outside, there is a lawned front garden, a driveway providing off-street parking, and an attached garage. To the rear, the enclosed garden offers a private space for outdoor living.

Offered with no onward chain, this is a fantastic opportunity to create a wonderful family home in a highly sought-after location. Call Hunters to view now!

FREEHOLD | TAX BAND B | EPC RATING D

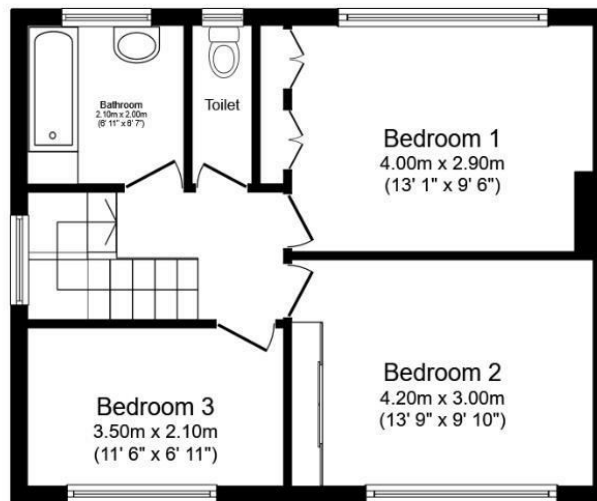






Ground Floor

Floor area 53.3 sq.m. (574 sq.ft.)



First Floor

Floor area 45.8 sq.m. (492 sq.ft.)

Total floor area: 99.0 sq.m. (1,066 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		76
(55-68) D	62	
(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>