



## 21 Dade Avenue, Inkersall, Chesterfield, S43 3SQ

- NO CHAIN
- SEMI DETACHED
- PUT YOUR OWN STAMP TO
- THREE BEDROOMS
- SOUTHERLY FACING REAR GARDEN
- VIEW NOW

**Offers In The Region Of £150,000**





## NO CHAIN - PRICED TO SELL - THREE BEDROOM SEMI DETACHED HOUSE TO PUT YOUR OWN STAMP TO!

Inkersall, situated the East side of Chesterfield, has it's own local amenities, within catchment area of Springwell Community School & Inkersall Primary, Ringwood Hall Hotel close by & yet easy access to M1 J29A.

Welcomed by attractive porches to both the front and rear, this charming home offers a spacious and versatile ground-floor layout. The property features a generous through lounge ideal for both relaxation and entertaining, a well-appointed kitchen, and the added convenience of a separate pantry and utility area - perfect for additional storage and day-to-day practicality.

To the first floor, you will find three well proportioned bedrooms, each offering ample space for furnishings and a comfortable layout. The family bathroom is complemented by a separate WC, providing added convenience for busy households.

Externally, the property enjoys a front garden, while to the rear lies a private, SOUTHERLY-facing garden, offering an ideal setting for outdoor dining, relaxation, and enjoying natural sunlight throughout the day.

VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS NOW!

FREEHOLD | COUNCIL TAX BAND A









## ENERGY PERFORMANCE CERTIFICATE

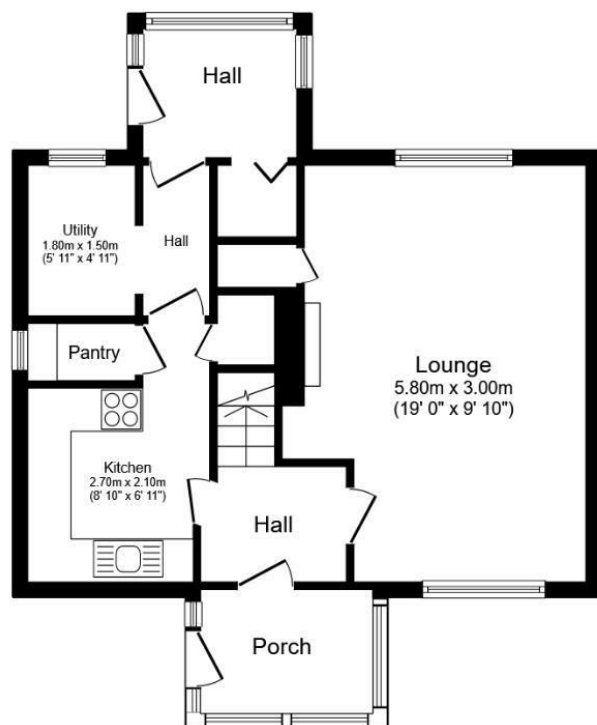
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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

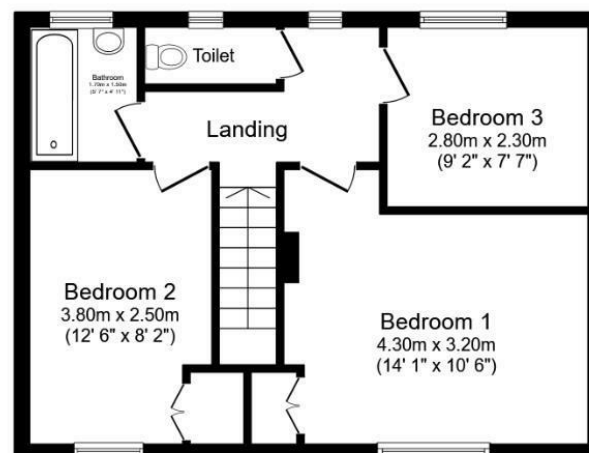
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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



### Ground Floor

Floor area 53.6 sq.m. (577 sq.ft.)



### First Floor

Floor area 45.1 sq.m. (485 sq.ft.)

Total floor area: 98.6 sq.m. (1,062 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)

**HUNTERS**  
HERE TO GET YOU THERE

## 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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