

# HUNTERS®

HERE TO GET *you* THERE

**58 Frecheville Street, Staveley, Chesterfield, S43 3XF**

**Reduced To £180,000**



## Property Images



**\*\* RECENTLY REDUCED FOR QUICK SALE\*\***

ATTENTION FIRST TIME BUYERS!! - this is an true rare find - located on Frecheville Street, Staveley, this delightful townhouse presents an exceptional opportunity for first-time buyers or those seeking a cosy home. With an immaculate finish throughout, this property boasts a beautiful interior that is both inviting and stylish.

Situated in a prime location, this townhouse is close to a variety of amenities, including shops, parks, and schools, making daily life both easy and enjoyable. The peaceful surroundings of the cul-de-sac provide a sense of community while still being within reach of the vibrant life that Staveley has to offer.

Once entering the hall the property offers a modern open plan ground floor arrangement.

The kitchen area provides a huge array of units for storage and many integrated appliances, together with a breakfast bar.

The open plan arrangement also includes a well-proportioned lounge area, perfect for relaxing and has a media wall with built in glazed fire. The lounge opens through to the orangery that offers lots of extra living space.

Off this open plan area is a downstairs WC.

To the first floor are the two bedrooms that offer ample space and some built in furniture. There is a unit for air conditioning in bedroom 1 but no longer connected.

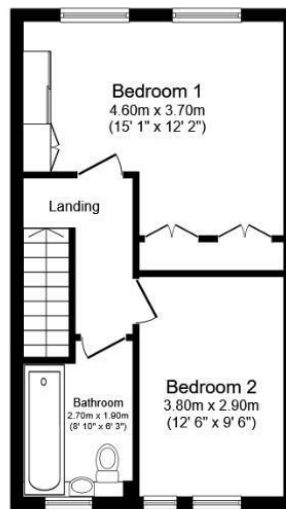
The modern bathroom is thoughtfully designed, ensuring comfort and convenience and with attractive recessed and floor level mood lighting.

To the front of the property is private driveway parking. Delightful private patio area that's fully enclosed to the rear.

This property truly stands out as one of the best starter homes available, combining modern living with a warm and welcoming atmosphere. Do not miss the chance to make this special home your own. Call Hunters now!

There is a HD CCTV & alarm system installed which is included within the sale. Gas central heating (combi boiler, newly installed) & double glazed.

FREEHOLD | TAX BAND A

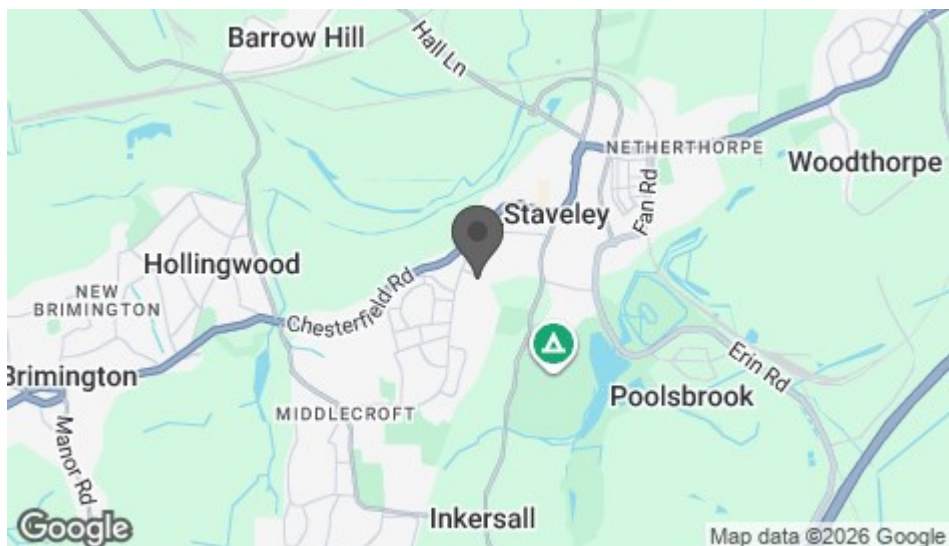


Total floor area: 86.8 sq.m. (935 sq.ft.)

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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>82</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## DISCLOSURE

### ADVERT & DESCRIPTION DISCLAIMER

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.

### BUYERS AML FEE DISCLOSURE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale

- Absolutely stunning 2 bed start home! • One of the best we have seen! MUST BE VIEWED! • Entrance hall, Downstairs WC • Modern kitchen with integrated appliances and breakfast bar • Contemporary open plan living accommodation & extended with conservatory • Private & modern rear patio area - perfect for entertaining • 2 well proportion bedrooms • Delightful bathroom with mood lighting • Driveway parking • CALL HUNTERS TODAY