



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Archdale Close, The Spires, Chesterfield, S40 2GF

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Offers In Region Of: £145,000

This modern TWO DOUBLE BEDROOM semi detached house is offered with NO CHAIN.

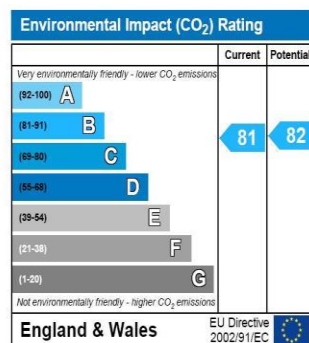
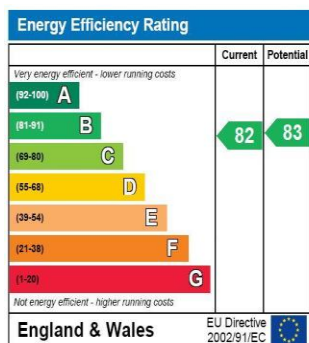
Situated in a very popular residential location, close for Chesterfield Town Centre, Chesterfield Train Station and fantastic travel links to Sheffield and M1. Also within walking distance of the "Alma & Ravenside Leisure & Retail Parks" which have a Cineworld, Gym, restaurants and departments stores.

- A perfect starter home or investment - this opportunity shouldn't be missed -

The accommodation comprises: - entrance hall, downstairs WC, kitchen, lounge, two first floor double bedrooms and family bathroom.

Outside sees off road parking for two cars and an enclosed rear garden. Leasehold.

Contact Hunters today to book your viewing!



## ENERGY PERFORMANCE CERTIFICATE

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

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## TENURE

We are advised by the seller that the property is LEASEHOLD - the lease is a 999 year lease with Ground Rent payable to Mainstay Properties at approx £250 per annum. The property is in TAX BAND B under Chesterfield Council.

## GROUND FLOOR

A uPVC double glazed entrance door leads into the entrance hall.

## ENTRANCE HALL

Providing access to the downstairs w/c, kitchen and the lounge. Also having an understairs storage cupboard, a radiator and power points.

## DOWNSTAIRS W/C

Housing a low level w/c and a wash hand basin. With a front facing uPVC double glazed window and a radiator.

## FITTED KITCHEN

*2.50m (8' 2") x 2.00m (6' 7")*

Having a modern range of fitted wall and base units, with tiled splashbacks and worksurfaces housing a sink and side drainer. Benefiting from having a built-in electric oven, a fitted gas hob with an extractor unit over, plumbing for a washing machine and space for a fridge/freezer. With a uPVC double glazed window to the front elevation and power points.

## LOUNGE

*4.60m (15' 1") x 4.00m (13' 1")*

Comprising uPVC double glazed patio doors to the rear garden, stairs to the first floor landing, a radiator and power points.

## FIRST FLOOR LANDING

Giving access to the two bedrooms and the bathroom. With a uPVC double glazed window to the side elevation.

## BEDROOM 1

*4.00m (13' 1") x 2.50m (8' 2")*

Having two facing uPVC double glazed windows, a radiator, television point and power points.

## BEDROOM 2

*3.99m (13' 1") x 2.50m (8' 2")*

With a uPVC double glazed window to the rear elevation, a radiator, power points and a built-in storage cupboard.

## COMBINED BATHROOM/WC

*2.00m (6' 7") x 2.00m (6' 7")*

Housing a modern white suite comprising a bath with a shower over, low level w/c and a wash hand basin. With a uPVC double glazed window to the side elevation and a radiator.

## TO THE FRONT

A low maintenance pebbled garden with driveway parking for 2 cars at the side.

## TO THE REAR

A good sized garden with patio and lawn, enclosed by fencing.

## VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01246 540540

## OPENING HOURS:

Monday 9am – 5.15pm

Tuesday 9am – 5.15pm

Wednesday 9am – 5.15pm

Thursday 9am – 5.15pm

Friday 9am – 5.15pm

Saturday 9am – 4pm

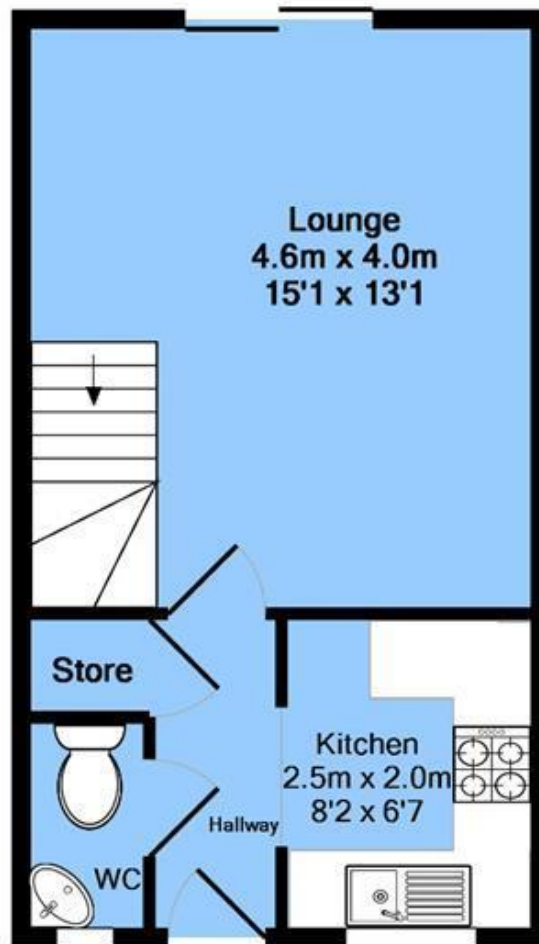
Sunday closed

## THINKING OF SELLING?

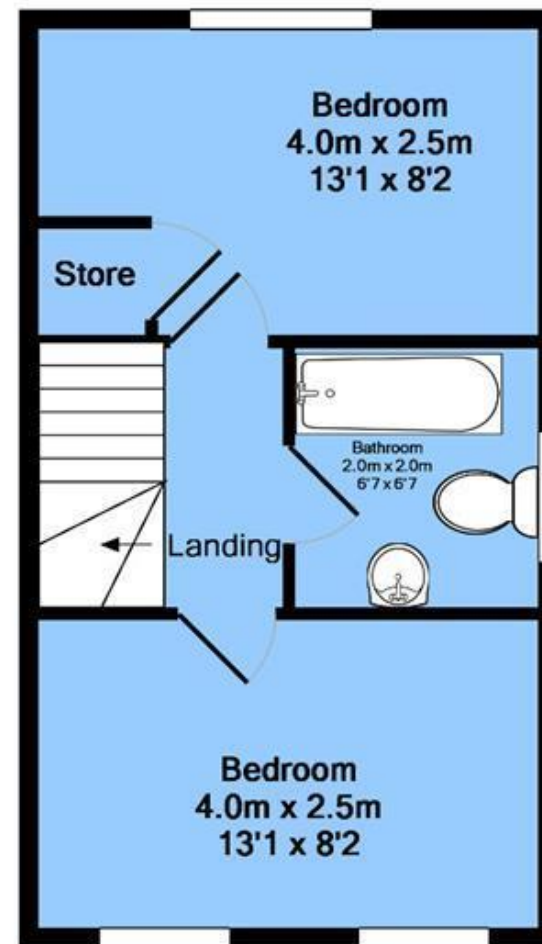
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 28.4 SQ.M.  
(306 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 28.4 SQ.M.  
(306 SQ.FT.)

TOTAL APPROX. FLOOR AREA 56.9 SQ.M. (612 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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