



25 Ormsby Road, Newbold, Chesterfield, S41 8SA

- NO CHAIN
- DRIVEWAY PARKING
- BACKING ONTO PLAYING FIELDS
- THREE BED SEMI
- DETACHED GARAGE
- VIEW NOW

Offers In The Region Of £220,000

HUNTERS®
HERE TO GET *you* THERE

THREE BEDROOM SEMI DETACHED HOUSE - OFFERED WITH NO CHAIN - BRILLIANT FAMILY HOME TO PUT YOUR OWN STAMP TO - GREAT PLOT, BACKING ONTO PLAYING FIELDS!

Well presented throughout, the property comprises:- entrance hall, lounge with bow window allowing in extra natural light, sliding doors into the dining room with patio door out onto the rear garden & fitted kitchen with side entrance door.

The first floor has three well proportioned bedrooms, two doubles (one with fitted wardrobe) & a single bedroom with the combined bathroom / WC. There is loft access with drop down ladder.

Externally the property offers a front garden which could create extra off road parking if required, concrete stamped driveway parking with detached garage & private rear garden with lawn & further patio area to catch sun all day round.

The area is particularly popular with families and professionals thanks to its selection of well-rated local schools and its proximity to scenic outdoor spaces, including Holmebrook Valley Park, ideal for walking, cycling, and leisure activities.

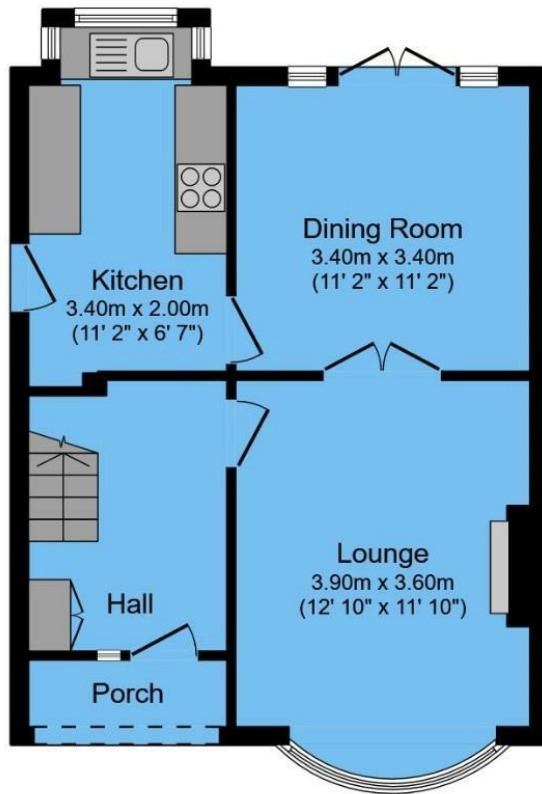
Newbold also benefits from excellent transport links, with straightforward access to the A61 and connections to nearby towns and cities such as Sheffield and Derby, making it a convenient base for commuters.

VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!

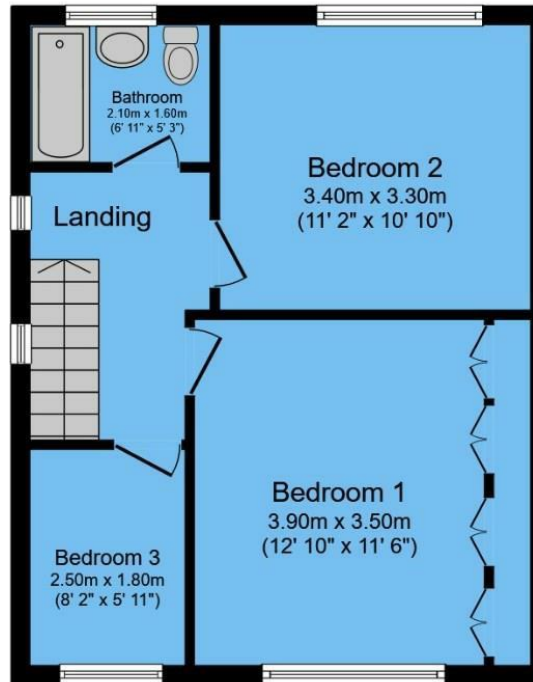
FREEHOLD | COUNCIL TAX BAND B







Ground Floor



First Floor

Total floor area 87.8 sq.m. (945 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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.



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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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

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