

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract



**12 Stormont Grove, Inkersall, Chesterfield, S43 3JG**

- NO UPWARD CHAIN
- KITCHEN DINER
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY PARKING
- PERFECT FIRST HOME/FAMILY HOME
- LOUNGE WITH DOORS OUT TO GARDEN
- EN SUITE AND FAMILY BATHROOM
- CALL HUNTERS NOW

**Offers In The Region Of £190,000**

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# NO CHAIN, THREE BEDROOM SEMI DETACHED HOUSE - IDEAL FAMILY HOME

Situated at the end of a peaceful cul-de-sac in the popular village of Inkersall, this well-presented three-bedroom semi-detached home offers an excellent opportunity for families or first-time buyers.

Located on the eastern side of Chesterfield, the property enjoys a prime position with local amenities close by, and is within the sought-after catchment areas of Springwell Community School and Inkersall Primary School. Ringwood Hall Hotel is just around the corner, and with easy access to the M1 via Junction 29A, commuting is simple and convenient.

As you enter this property you will find the hallway, kitchen diner, lounge with two French doors out to the rear garden, and a WC.

Going upstairs, there are three good sized bedrooms, one benefitting from a three piece shower room en suite, and a three piece suite family bathroom.

Easy to maintain rear garden with patio and shed.  
Front lawn and driveway parking.

Call Hunters to book your viewing in now!

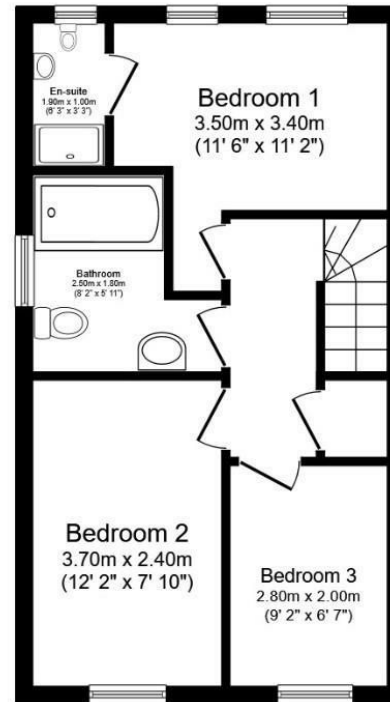
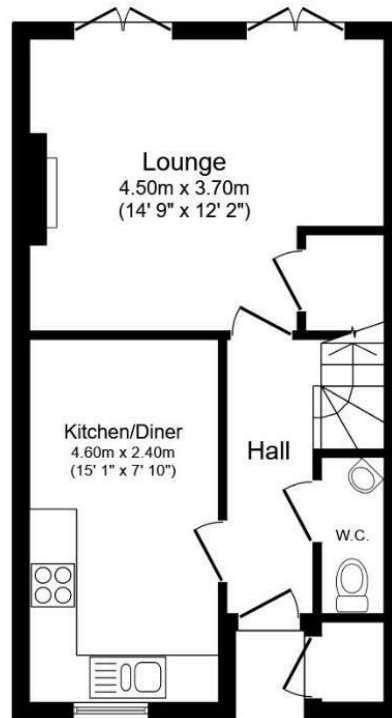
FREEHOLD | TAX BAND B | EPC RATING C











Total floor area: 74.1 sq.m. (798 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)

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## 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

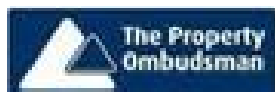
|   | Current   | Potential                  |
|---|-----------|----------------------------|
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>72</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>England &amp; Wales</b>                  |           | EU Directive<br>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.



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