



**HUNTERS**  
HERE TO GET *you* THERE

## 18 Brook Street, Clay Cross, Chesterfield, S45 9RA

- LARGE PLOT
- THREE BEDROOMS
- DRIVEWAY PARKING

- FAMILY HOME
- SEMI DETACHED
- VIEW NOW



**Offers In The Region Of £170,000**

# AFFORDABLE THREE BEDROOM SEMI DETACHED HOUSE ON A LARGE SOUTH EASTERLY FACING PLOT!

Situated the South side of Chesterfield, Clay Cross, has all its own village amenities including supermarket, shops, florists, hairdressers & much much more! Also being ideally situated for M1, Peak District & just a short drive to Ogston Reservoir.

BEAUTIFUL HOME - ATTENTION FIRST TIME BUYERS, this property comprises:- entrance hall, front lounge, separate dining room with patio doors to the rear garden & fitted kitchen with side door to the side entrance / utility gives access to two stores & ground floor WC.

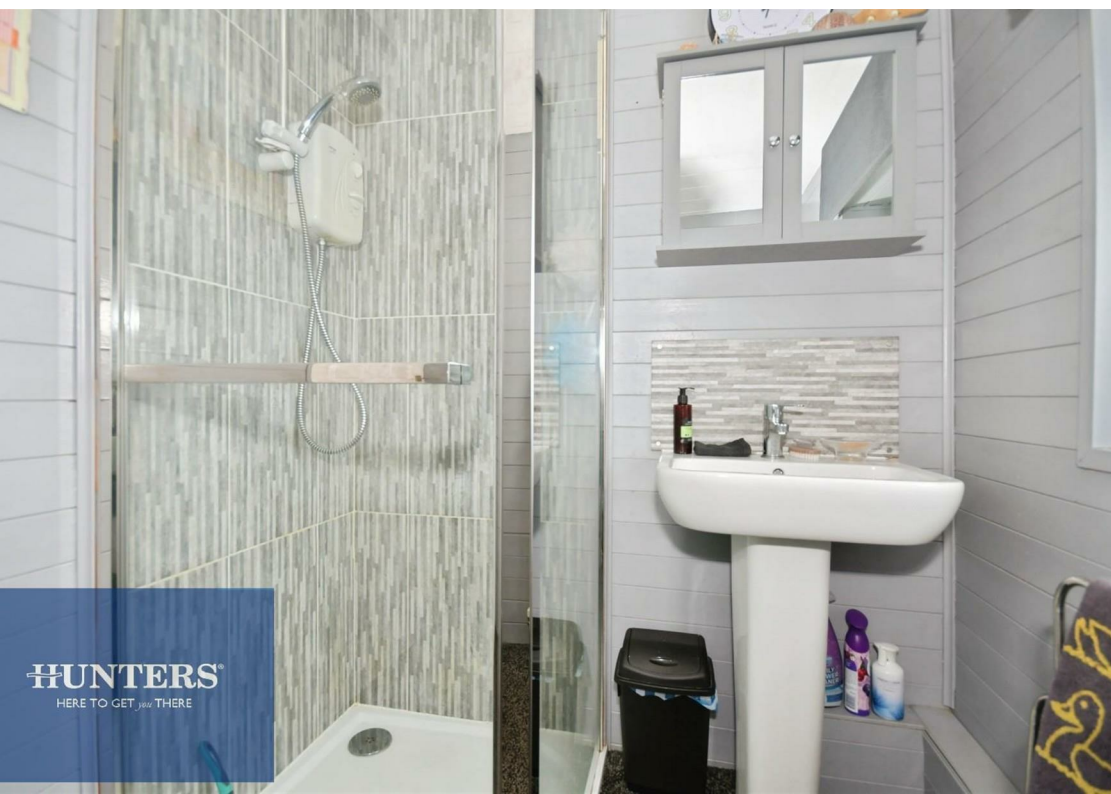
The first floor has three well proportion bedrooms (all with fitted wardrobes) & modern shower room / WC.

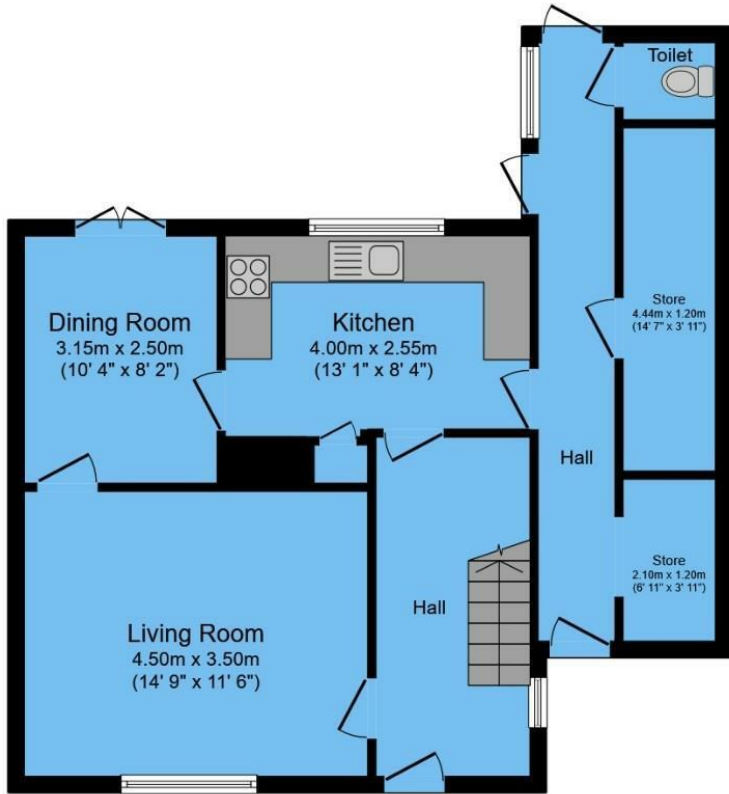
Externally, there is driveway parking for multiple cars & a flat, landscaped rear garden with patio, lawn & large summer house.

BOOK YOUR VIEWING NOW - CALL HUNTERS TO ARRANGE!

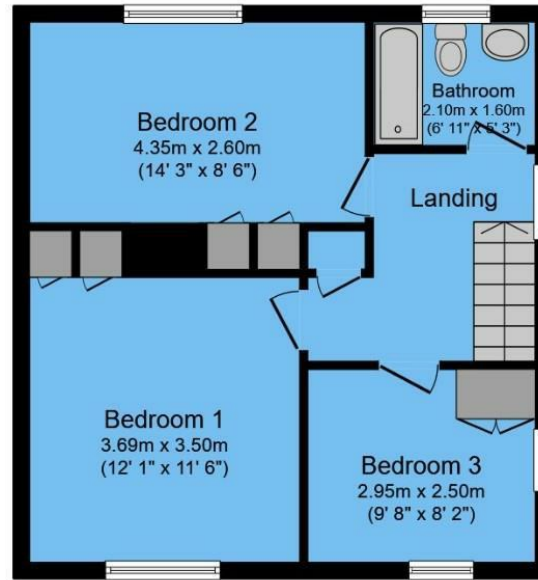
FREEHOLD | COUNCIL TAX BAND A







**Ground Floor**



**First Floor**

Total floor area 109.9 sq.m. (1,183 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>60</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

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