

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**8 Old House Road, Newbold, Chesterfield, S40 4YF**

- NO CHAIN
- SEMI DETACHED
- SOUTH WESTERLY FACING GATED GARDEN
- TWO BEDROOMS
- DRIVEWAY PARKING
- PUT YOUR OWN STAMP TO

**Offers In The Region Of £180,000**



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

PERFECT STARTER HOME / DOWNSIZER TO PUT  
YOUR OWN STAMP TO - OFFERED WITH NO CHAIN!

**\*TWO DOUBLE BEDROOM SEMI DETACHED HOUSE  
WITH DRIVEWAY PARKING\***

Situated in an highly sought after location towards the  
Peak District, close to country walks, Holmebrook Valley  
Park, Linacre Reservoir & within catchment areas of  
Outwood Academy & St Mary Catholic High School.

Outside the property has great kerb appeal with driveway  
parking, gated access to the easy maintainable SOUTH  
WESTERLY FACING rear garden with patio & lawn.

Built in mid 1990's - on a popular estate, this home  
comprises:- entrance porch, lounge, kitchen diner, two  
first floor double bedrooms & combined bathroom / WC.  
There is a landing providing loft access & airing cupboard  
with thermal tank.

Ideal boiler, gas central heating & uPVC double glazed  
windows (installed approx 2011).

A property that would also make a great investment - we  
believe it would rent out at £800 to £900 per calendar  
month.

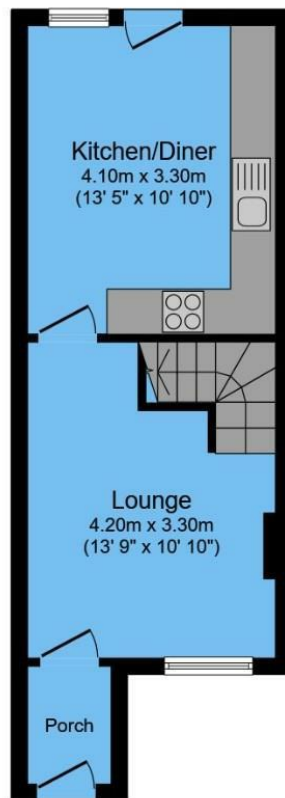
FREEHOLD | COUNCIL TAX BAND B

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

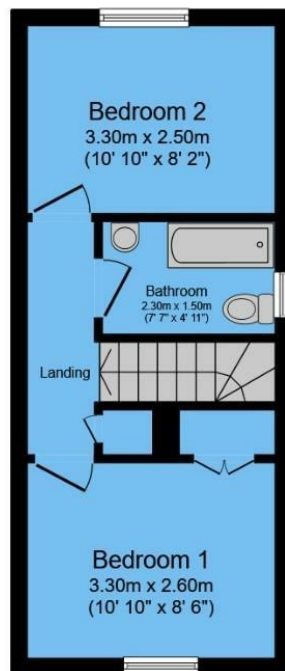








**Ground Floor**



**First Floor**

Total floor area 57.3 sq.m. (617 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>                          |           | <b>85</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>71</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 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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