



## 12 Bird Street, Staveley, Chesterfield, S43 3PW

- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- DRIVE FOR ONE CAR

- MODERN KITCHEN
- THREE GOOD SIZED BEDROOMS
- REAR GARDEN WITH PATIO
- CALL HUNTERS NOW

**Guide Price £130,000**

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

\*GUIDE PRICE OF £130,000 TO £140,000\*

No Chain – Ideal Family Home or First-Time Buy

Located in the popular area of Staveley, this well-presented three-bedroom semi-detached house offers comfortable and modern living with excellent access to local amenities, Poolsbrook Country Park, reputable schools, and Chesterfield Town Centre. The property is also conveniently positioned for commuters, being within easy reach of the M1 motorway (J29A & J30).

The ground floor comprises an entrance hall, a modern fitted kitchen, a spacious lounge with plenty of natural light, and a convenient downstairs WC.

Upstairs features three good-sized bedrooms and a family bathroom fitted with a modern three-piece suite.

The home benefits from gas central heating and uPVC double-glazed windows throughout, ensuring warmth and energy efficiency.

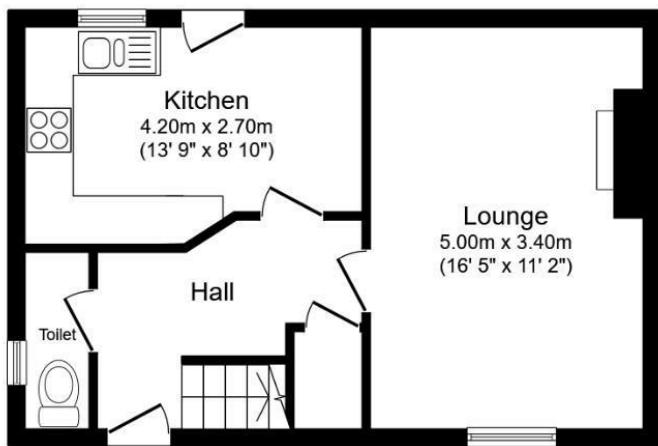
Outside, there is a good-sized rear garden with patio area, ideal for outdoor dining or family relaxation, along with a driveway providing off-road parking for one car.

This affordable and attractive property is offered with no onward chain, making it a perfect opportunity for first-time buyers or growing families looking for a ready-to-move-in home in a convenient and well-connected location. Call Hunters to view now!

FREEHOLD | TAX BAND A | EPC RATING C

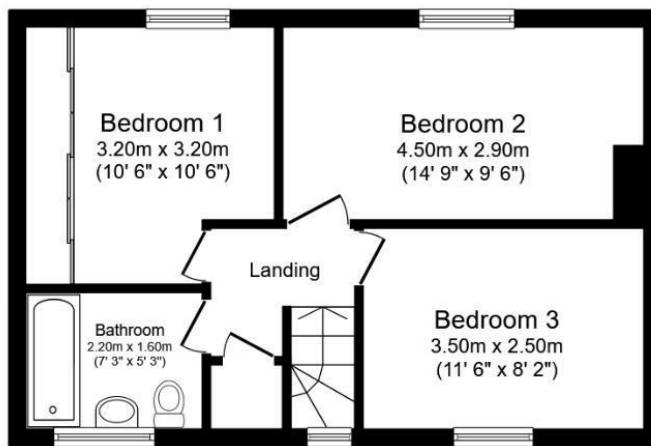






**Ground Floor**

Floor area 38.5 sq.m. (414 sq.ft.)



**First Floor**

Floor area 38.5 sq.m. (414 sq.ft.)

Total floor area: 77.0 sq.m. (829 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)



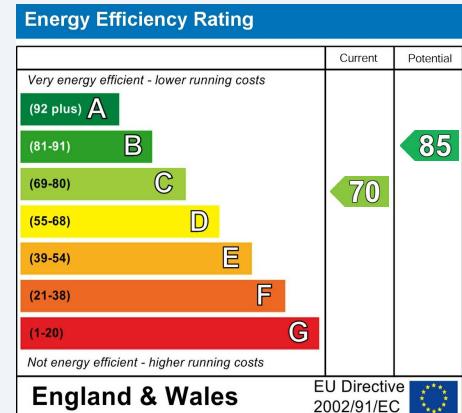
## Viewing

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.



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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