



## 52 Bloomery Way, Clay Cross, Chesterfield, S45 9FD

- MODERN TWO BEDROOM
- DRIVEWAY PARKING
- GREAT STARTER HOME
- TOWN HOUSE
- LOW MAINTENANCE GARDEN
- VIEW NOW

**Offers In The Region Of £145,000**

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HERE TO GET *you* THERE

If you're looking to get your foot on the ladder, this modern spot on Bloomery Way is a great shout.

**TAKE A LOOK AT THIS TWO BEDROOM, MODERN TOWN HOUSE** - situated the South side of Chesterfield, Clay Cross, has all it's 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.

Through the entrance hall the property opens up to all the accommodation making it ideal for the first time buyer!

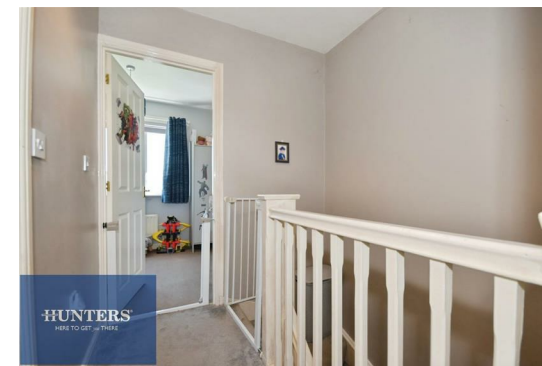
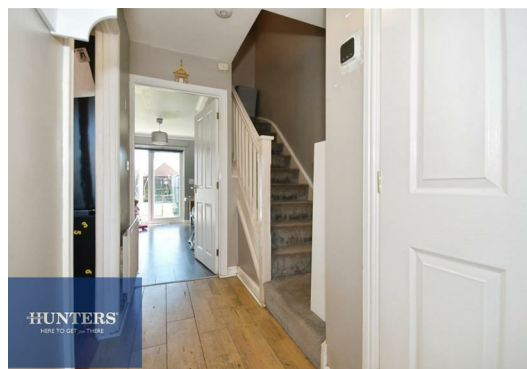
It's got a bright, open lounge that leads straight out through patio doors to the back garden - which, thanks to the artificial turf, looks great year-round without you ever having to touch a lawnmower.

The kitchen is modern and ready to go, and having a downstairs loo is a massive plus when you have people over. Upstairs, you've got two decent-sized bedrooms and the main bathroom.

Off-road parking for two cars - & being a modern build the running costs should be a lot lower than older properties and near everything you need in Clay Cross.

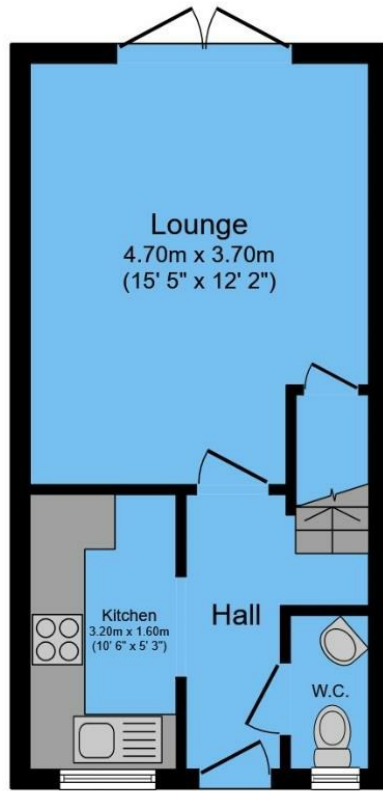
**CONTACT HUNTERS NOW TO ARRANGE YOUR VIEWING - BY APPOINTMENT ONLY!**

**EPC C  
NEDCC - Band B Council Tax  
FREEHOLD**

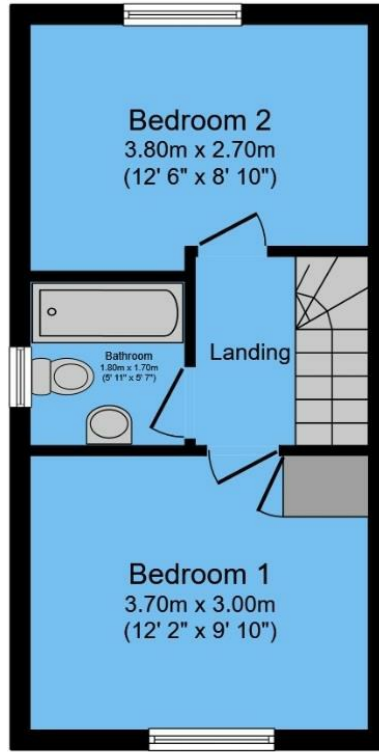




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**Ground Floor**



**First Floor**

## 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>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</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

Total floor area 57.0 sq.m. (613 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.



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