

# HUNTERS®

HERE TO GET *you* THERE

**19 Littlemoor Crescent, Newbold, Chesterfield, S41 8QJ**

**Offers In The Region Of £235,000**



## Property Images



# HUNTERS®

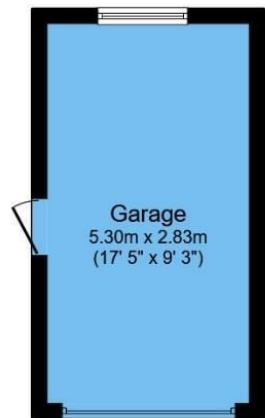
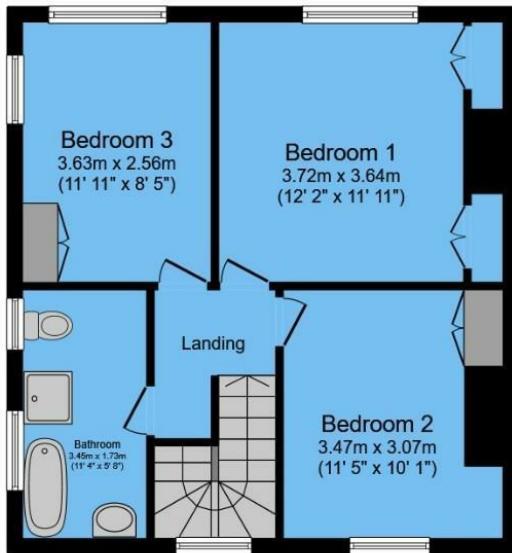
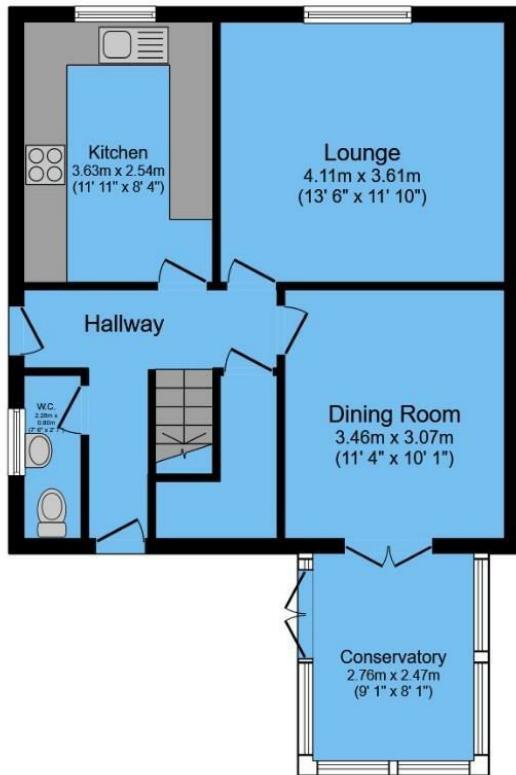
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## Property Images



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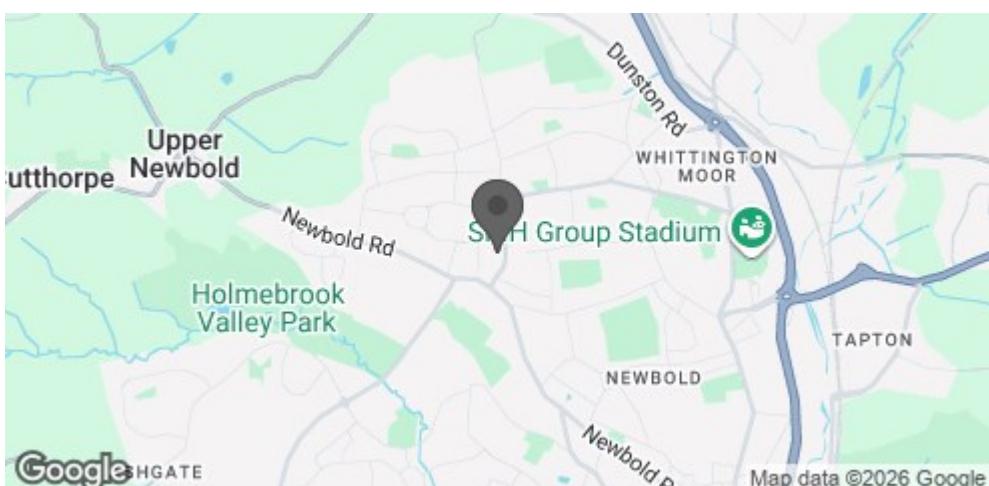
Total floor area 118.5 sq.m. (1,275 sq.ft.) approx

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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**STUNNING FIRST TIME BUYER / FAMILY HOME** - 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.

**THREE WELL PROPORTIONED BEDROOMS - SEMI DETACHED HOUSE - DRIVEWAY PARKING - DETACHED GARAGE!**

Presented to a high standard & modern throughout, this property comprises:- entrance hall, downstairs WC, modern fully fitted kitchen, lounge, dining room with patio doors into the conservatory.

On the first floor are the three good sized bedrooms (all with fitted wardrobes) & the beautiful **FOUR PIECE** family bathroom.

Outside sees ample of driveway parking, detached garage, front garden & enclosed rear garden designed for low maintenance.

Gas central heating & NEWLY installed uPVC double glazed windows.

**VIEWING IS A MUST - CALL HUNTERS TO BOOK YOURS NOW!**

**FREEHOLD | COUNCIL TAX BAND B**

- BEAUTIFUL FAMILY HOME • MODERN THROUGHOUT • THREE BEDROOM SEMI • DRIVEWAY PARKING • DETACHED GARAGE • GARDEN TO FRONT & REAR