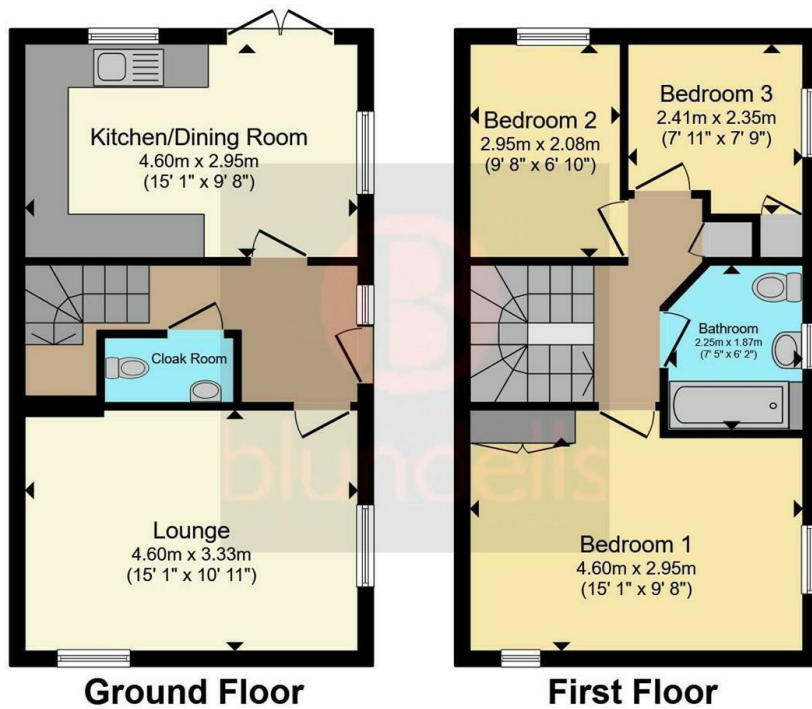




## 3 Patterdale Road, Chesterfield, S41 8FE

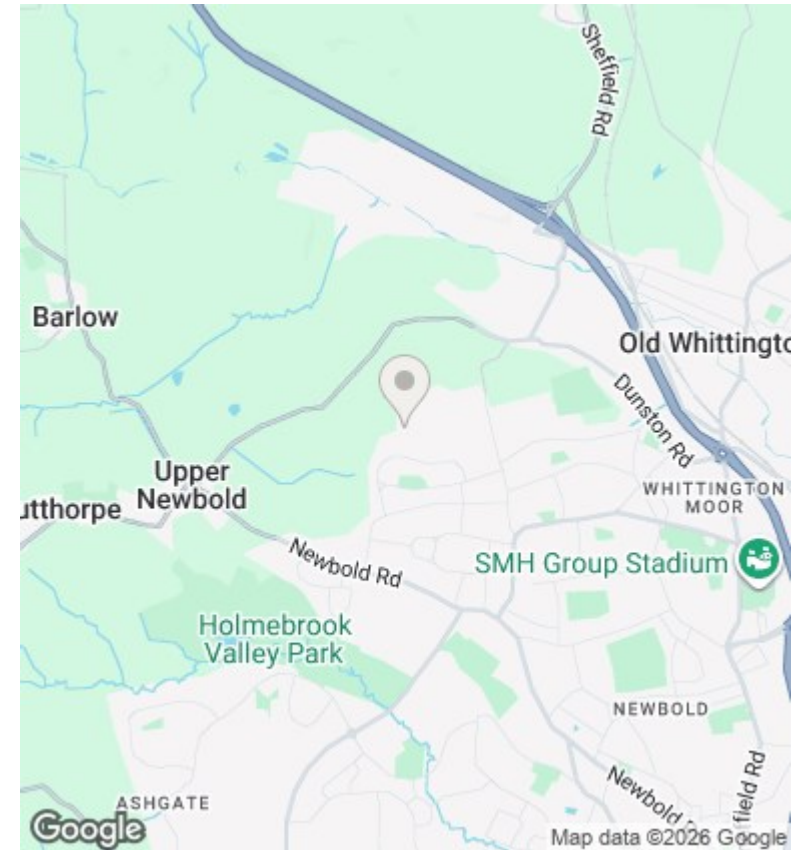
Offers In The Region Of £240,000

- 3 Bedroom semi detached home
- Kitchen diner with integrated appliances
- Family bathroom with shower over the bath
- Enclosed rear garden
- Generous lounge area
- Popular location with good transport links to Chesterfield and Sheffield
- Off street parking for 2 cars
- Downstairs wc
- Modern property with contemporary styling



Total floor area 77.0 m<sup>2</sup> (829 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). Powered by www.focalagent.com



## Directions

## Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.

## Council Tax Band

A

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	