



## 197 Ashgate Road, Ashgate, Chesterfield, S40 4AP

- NO CHAIN
- BAY WINDOWED SEMI
- DRIVEWAY PARKING
- HIGHLY POPULAR AREA
- THREE BEDROOMS
- POTENTIAL TO EXTEND (stpp)

**Offers In The Region Of £240,000**

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

# HIGHER SOUGHT AFTER AREA - BAY WINDOWED, THREE BEDROOM SEMI DETACHED HOUSE TO MAKE YOUR OWN!

Situated on a sought after area of Ashgate, close to Chesterfield Town Centre, local amenities & within catchment area of superb Primary & Secondary schools. Ashgate, to the West side of Chesterfield has easy access to the Peak District & close to the hub of Chatsworth Road shops, pubs & restaurants.

**\*A HOME TO MAKE YOUR OWN - IN NEED OF MODERNISATION YET HAVING BEEN WELL KEPT - A BLANK CANVAS\***

This property comprises:- entrance hall (understairs storage accessed via outside), bay windowed lounge, dining room & kitchen has is open plan.

To the first floor are two double bedrooms, a single bedroom & four piece shower room.

Externally the property has a blocked paved drive for multiple cars & rear garden with blocked paved seating area & lawn.

**A SUPERB OPPORTUNITY, NOT TO BE MISSED - POTENTIAL TO EXTEND (subject to planning permission).**

**BOOK YOUR VIEWING NOW - CALL HUNTERS!**

**FREEHOLD | COUNCIL TAX BAND B**





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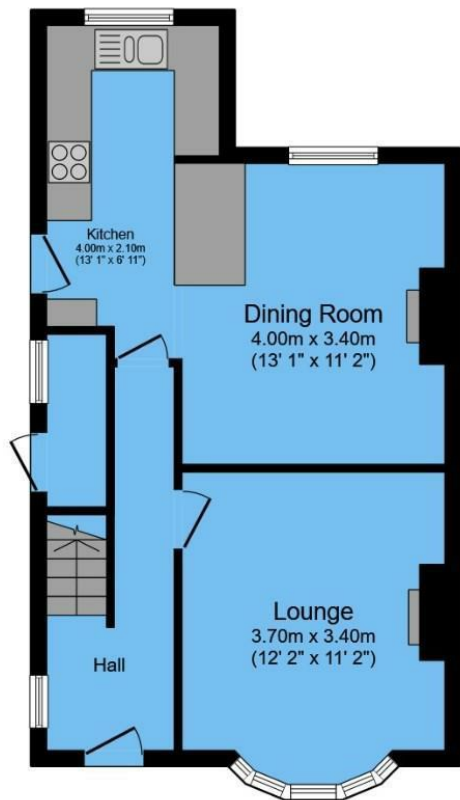


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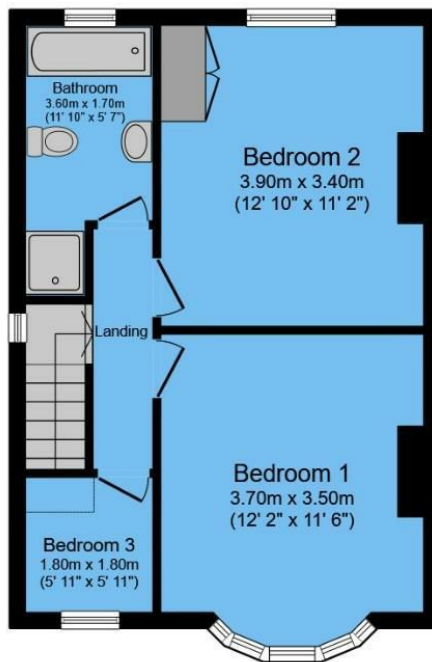


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**Ground Floor**




**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>		
(81-91) <b>B</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 	

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 88.3 sq.m. (950 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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