

# HUNTERS®

HERE TO GET *you* THERE

## 7 Hunloke Crescent, Boythorpe, Chesterfield, S40 2PE



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## Property Images





GUIDE PRICE OF £220,000 TO £230,000

**THREE BEDROOM SEMI DETACHED HOUSE - OFFERED WITH NO CHAIN - FULLY REFURBISHED THROUGHOUT - SOUTH FACING REAR GARDEN!**

GOOD SIZED FAMILY HOME ON A GOOD SIZE PLOT, the property comprises:- entrance hall with stairs rising to the first floor, downstairs WC, dining room, lounge & BRAND NEW fitted kitchen.

On the first floor are three well proportioned bedrooms with modern shower room & separate WC.

Externally the property has driveway parking & SOUTH FACING rear garden backing onto quiet cemetery with decked & lawn areas.

**ATTENTION FIRST TIME BUYERS - ready to move in home!**

Situated in Chesterfield Town Centre, nearby schools and fantastic links to the M1. Within a short distance from Queens Park and the bottom of Chatsworth Road.

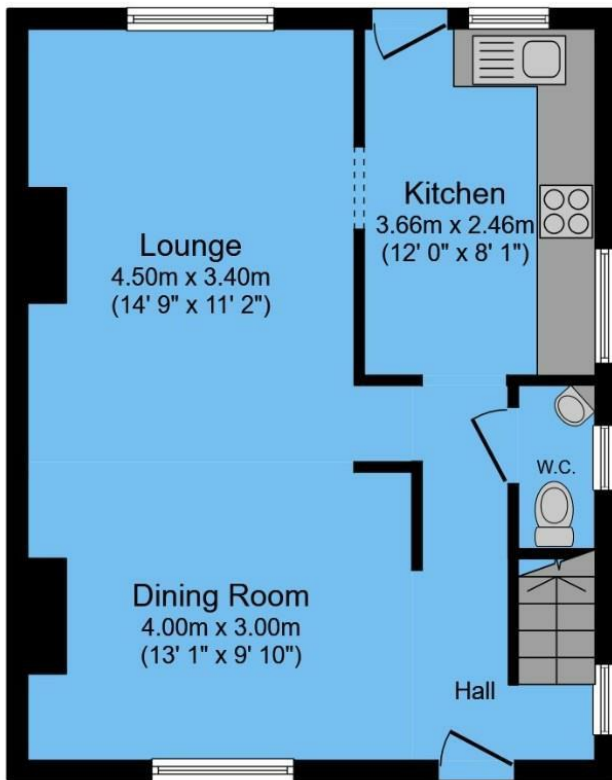
Gas central heating & uPVC double glazed.

**VIEWINGS BY APPOINTMENT ONLY - CALL NOW TO BOOK YOURS**

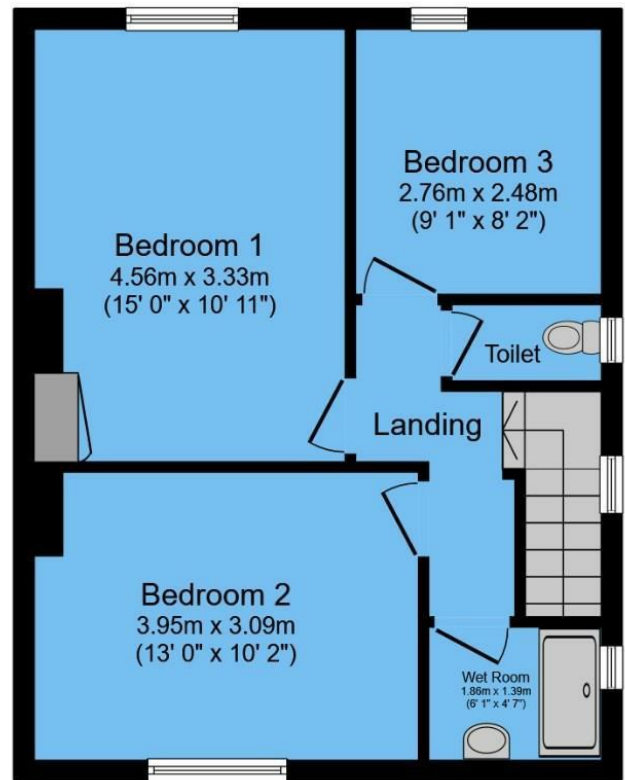
**FREEHOLD | COUNCIL TAX BAND A**

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**Ground Floor**



**First Floor**

Total floor area 89.7 sq.m. (965 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) <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 |           |



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