



309 Old Hall Road, Chesterfield, S40 1HJ

Saxton Mee

# 309 Old Hall Road

Price Guide

## £375,000

Guide price £375,000 - £385,000

An immediately appealing extended three double bedoomed stone built character property situated in a most convenient location within easy reach of the town centre and local amenities including shops and renowned schooling along with the vibrant Chatsworth Road.

The property is offered for sale with no upward chain being the perfect opportunity for a family having spacious living accommodation and scope to update and improve along with a private generous rear garden. The gas centrally heated and double glazed accommodation briefly comprises: hall, downstairs cloakroom/WC, formal lounge with bay window to the front and feature fireplace, family room forming part of the rear extension and having double doors leading into the garden which allows ample natural light. Well equipped kitchen with walk in pantry, breakfast/dining room with velux windows and again having double doors to the garden. First floor landing off which opens three good size bedrooms (one having an en-suite shower room) and family bathroom with a white suite and shower over the bath.

Outside is gravelled off road parking and gated access into the rear which offers delightful gardens with lawns, raised decked entertaining terraces, summerhouse and garden sheds.



- Stone built three bedoomed and two bathroomed semi detached house
- Convenient and sought after residential area
- Gas central heating and double glazing
- Scope to improve and update
- Off road parking and generous rear garden
- Three double bedrooms (master with en-suite shower room)
- Excellent family home
- EPC: D
- Council Tax Band: C
- Tenure: Freehold



# 309 OLD HALL ROAD

APPROXIMATE GROSS INTERNAL AREA = 129.3 SQ M / 1392 SQ FT

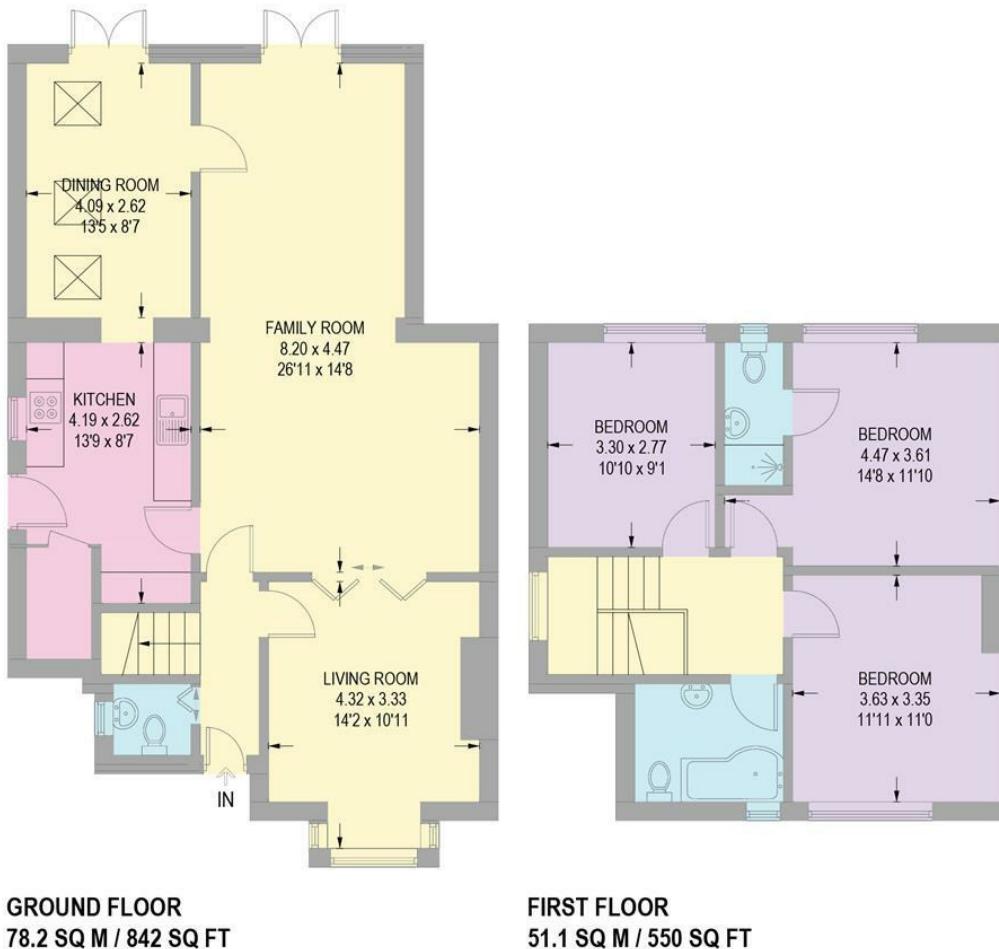


Illustration for identification purposes only,  
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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