

HUNTERS[®]

HERE TO GET *you* THERE

SOLED

subject to contract

151 Old Road, Brampton, Chesterfield, S40 3QL

- THREE BEDROOM DETACHED
- PUT YOUR OWN STAMP TO
 - DRIVEWAY PARKING
- SOUGHT AFTER POSTCODE
- POTENTIAL TO EXTEND (STPP)
 - ATTACHED GARAGE

Offers In The Region Of £325,000



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**FAMILY HOME IN A SOUGHT AFTER POSTCODE -
TO MAKE YOUR OWN & PUT YOUR OWN STAMP
TO!**

Situated on a sought after area, 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.

**THREE BEDROOM DETACHED HOUSE WHICH
COULD BE EXTENDED SUBJECT TO PLANNING
PERMISSION.**

The property comprises:- entrance hall, bay windowed lounge, dining room, kitchen, three first floor bedrooms & bathroom.

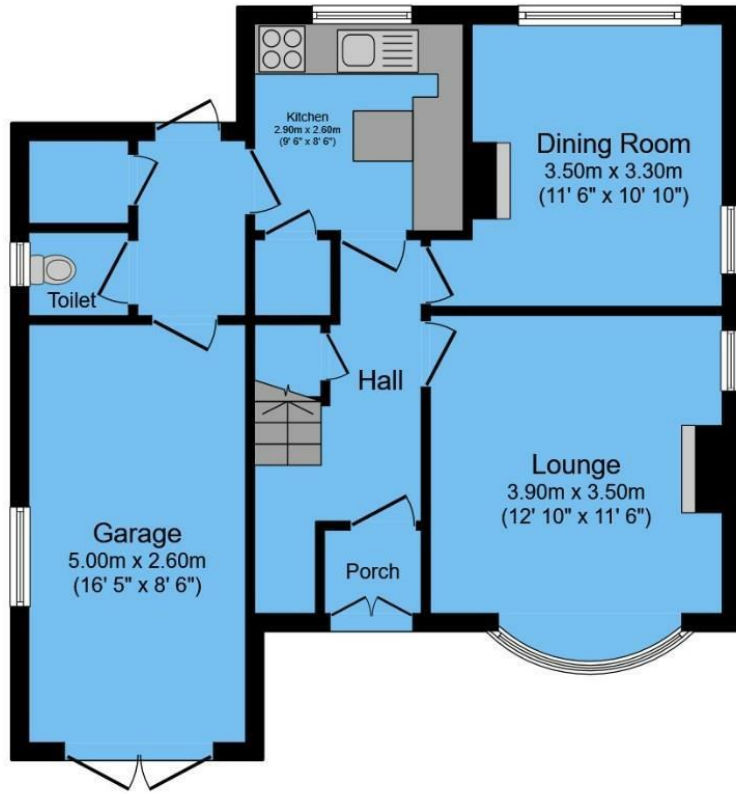
Outside sees driveway parking, attached garage with WC & rear porch off the back of it. Gardens to rear & side elevations which are currently laid to lawn but could be landscaped to create a wonderful outside space.

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

FREEHOLD | COUNCIL TAX BAND C







Ground Floor

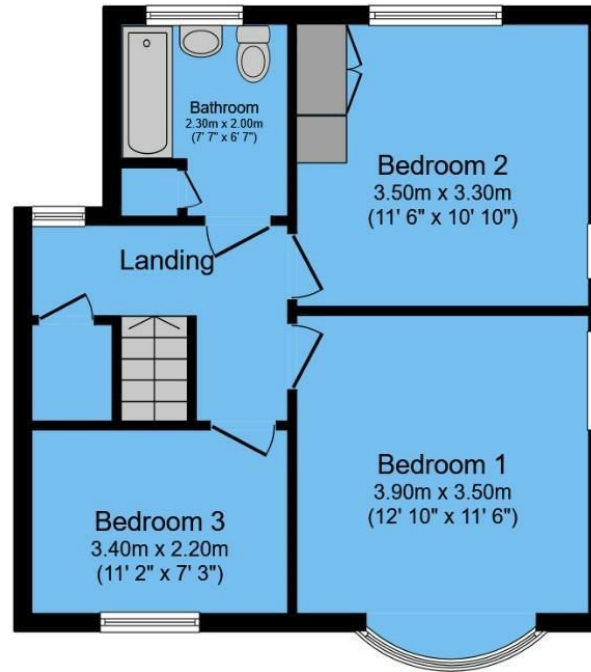
Total floor area 105.0 sq.m. (1,130 sq.ft.) approx

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.



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) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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