



## 13 Bank Road, Stonegravels, Chesterfield, S41 7JT

- TWO / THREE BEDROOMS
- TWO RECEPTION ROOMS
- GREAT GARDEN
- SEMI DETACHED HOUSE
- SUPERB LOCATION
- VIEW NOW

**Offers In The Region Of £170,000**

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

**ON THE MARKET TO BE SOLD - GOOD SIZE PLOT - IDEAL FIRST TIME BUYER HOME - TWO / THREE BEDROOM SEMI DETACHED HOUSE!**

In a superb location for all Chesterfield, Sheffield, M1 J29, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station, Chesterfield College & Town Centre.

Externally the property has on road parking, front courtyard leading to the entrance door & gated access to the rear garden. The private rear garden, easterly facing is a good size plot with block paved patio & lawn - offering a great space for all needs.

The property comprises:- entrance hall with understairs storage, OPEN PLAN lounge (with feature fire) / dining room with stairs rising to the first floor, fitted kitchen with tiled flooring & splash backs with door into the rear garden & housing the boiler (newly installed combi), downstairs bedroom / office / playroom.

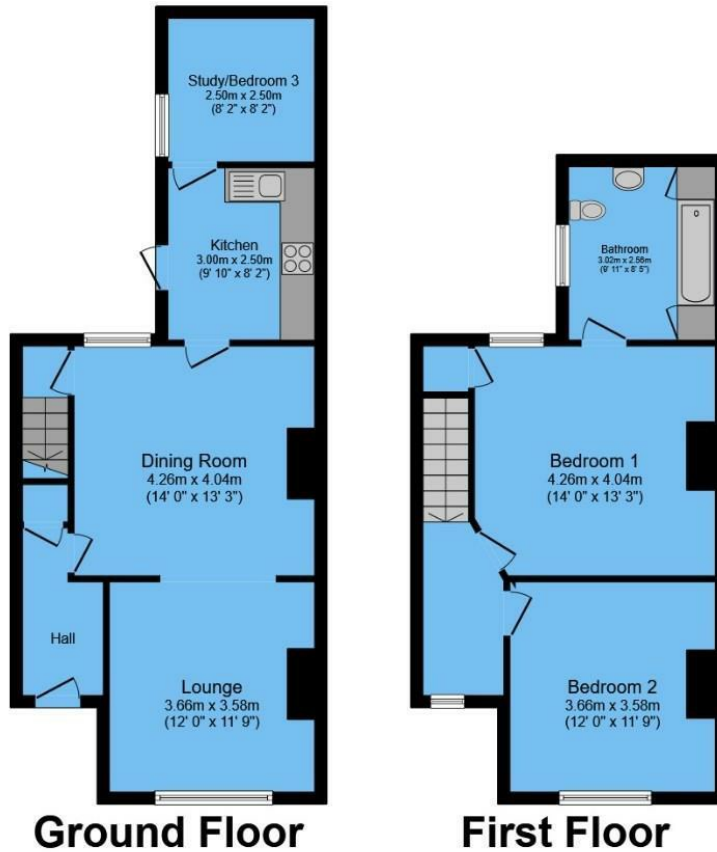
On the first floor is a landing area with the TWO DOUBLE BEDROOMS & white, combined bathroom / WC with shower over bath & two airing cupboards.

**ATTENTION FIRST TIME BUYERS - BOOK YOUR VIEWING NOW - CALL HUNTERS TO AVOID MISSING OUT!**

**FREEHOLD | COUNCIL TAX BAND A**







## 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 96.6 sq.m. (1,039 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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