







8 Cotterhill Lane, Brimington, Chesterfield, S43 1NL

- GUIDE PRICE £300,000 TO £325,000
- DETACHED BUNGALOW
- DRIVEWAY PARKING AND GENEROUS GARDEN SPACE
- THREE BEDROOMS
- OFFERED WITH NO ONWARD CHAIN
- VIEW NOW!

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Guide Price £300,000 - £325,000

*****GUIDE PRICE £300,000 TO £325,000*****

THREE BEDROOM DETACHED BUNGALOW - OFFERED WITH NO ONWARD CHAIN - A BLANK CANVAS TO MAKE YOUR OWN!

Positioned just northeast of Chesterfield, is the popular residential area of Brimington. Residents benefit from being close to a great range of local village amenities, whilst enjoying excellent public transport connections straight into Chesterfield town centre and the surrounding areas.

The versatile accommodation is accessed via a welcoming entrance porch and hallway, leading onto a comfortable lounge, a well-equipped kitchen/diner, a cosy snug, and an additional reception room offering fantastic flexibility to suit your lifestyle needs.

The property further benefits from three well-proportioned bedrooms, served by modern shower room.

Externally, the home features great kerb appeal with a neat front lawned garden and a driveway providing off-road parking. To the rear, there is a generously sized enclosed garden, offering a private outdoor space ideal for relaxing or entertaining.

FREEHOLD - COUNCIL TAX BAND C











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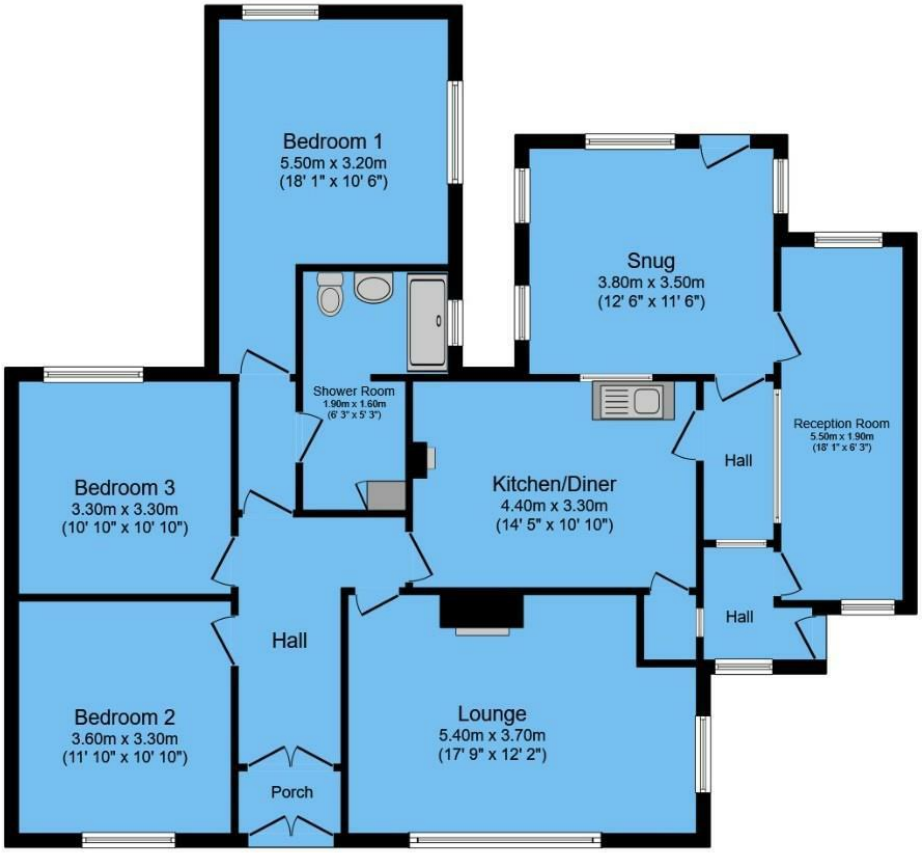
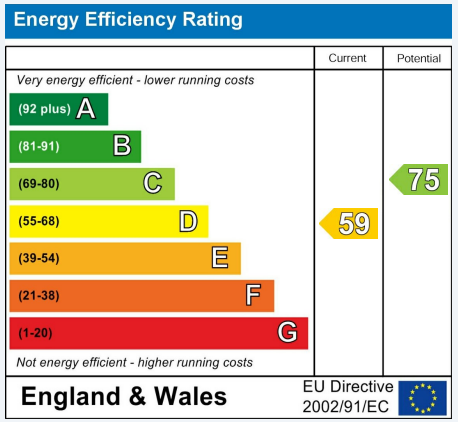


Total floor area 123.8 sq.m. (1,333 sq.ft.) approx

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). Powered by www.focalagent.com

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.



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

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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The Property Ombudsman