



135 Coniston Road, Newbold, Chesterfield, S41 8JD

Substantial three bedroom semi detached | Open outlook to the front | Enclosed family rear garden
Close to local amenities & sought after schools | Access to Chesterfield / Sheffield / M1 | Gas centrally heated | uPVC double glazed

£170,000 - £180,000 (Guide Price)



DESCRIPTION

Substantial three bedroom semi detached house.

Benefitting from open outlook to the front & enclosed family rear garden.

Close to local amenities & sought after schools & great for access to Chesterfield / Sheffield / M1.

A great family home comprising:- entrance hall, spacious lounge open plan to conservatory, fitted kitchen diner.

Three first floor well proportioned bedrooms & shower room.

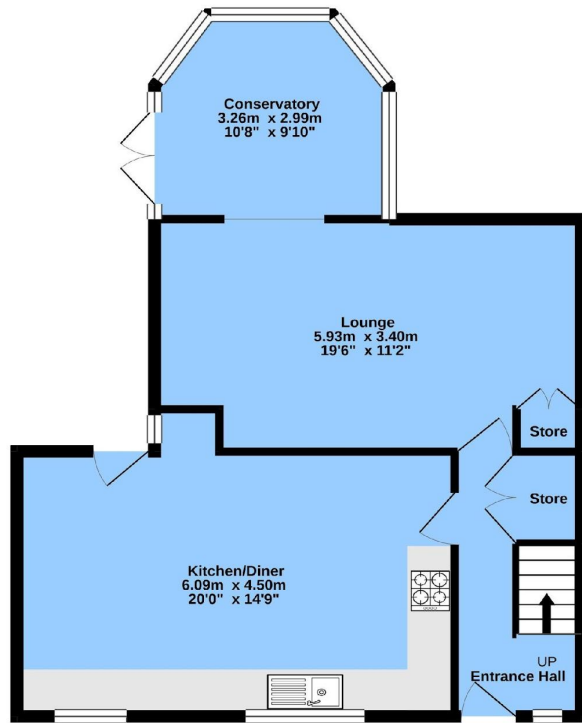
Gas centrally heated & uPVC double glazed.

Superb family home - inspection highly recommended!

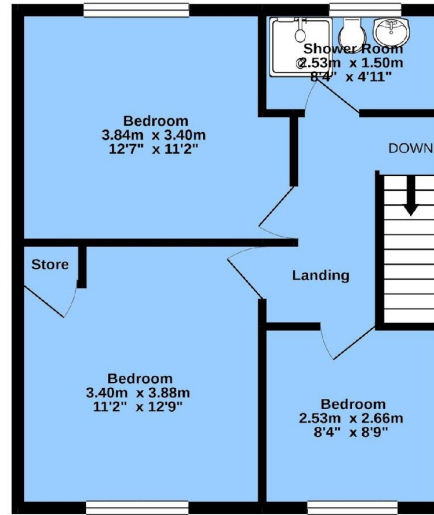




GROUND FLOOR
59.6 sq.m. (642 sq.ft.) approx.



1ST FLOOR
43.2 sq.m. (465 sq.ft.) approx.

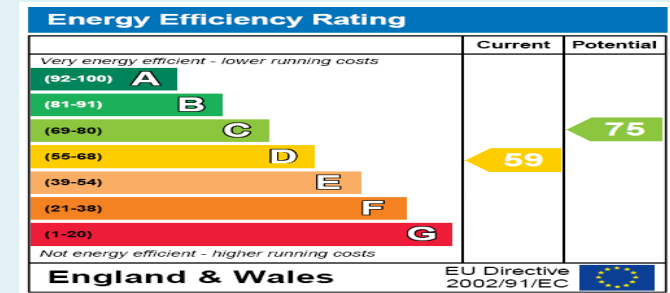


TOTAL FLOOR AREA : 102.8 sq.m. (1107 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



DISCLAIMER

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.

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OPENING HOURS

Monday to Friday 9am - 5:15pm and
Saturday 9am - 4pm



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