



10 Manor House Court, Chesterfield, Derbyshire, S41 7GX

BUILT IN 2014 - still under guarantee | Popular residential location | 3 bed detached house
Downstairs WC, ensuite & family bathroom | Driveway parking | Enclosed rear garden
Gas central heated | uPVC double glazed | LEASEHOLD | NO CHAIN

Asking Price: £220,000 (Offers In Region Of)



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DESCRIPTION

MODERN, NEW BUILD (BUILT 2014) & STILL UNDER BUILDERS GUARANTEE!

Situated in a popular residential location close to Chesterfield Town Centre, supermarkets, the upcoming "Waterside" development & within easy access of M1.

This 3 bedroomed detached house with DRIVEWAY PARKING & enclosed rear garden is available with NO UPWARD CHAIN.

Neutrally presented throughout, the property comprises: - entrance hall, MODERN FITTED KITCHEN, downstairs WC, LARGE LOUNGE with patio doors to rear garden & useful understairs storage cupboard.

To the first floor are three bedrooms (one with ensuite shower room & fitted wardrobes) & family bathroom / WC - there is also a hand storage cupboard on the landing.

Gas central heated & uPVC double glazed. An ideal family home ready to move straight into.

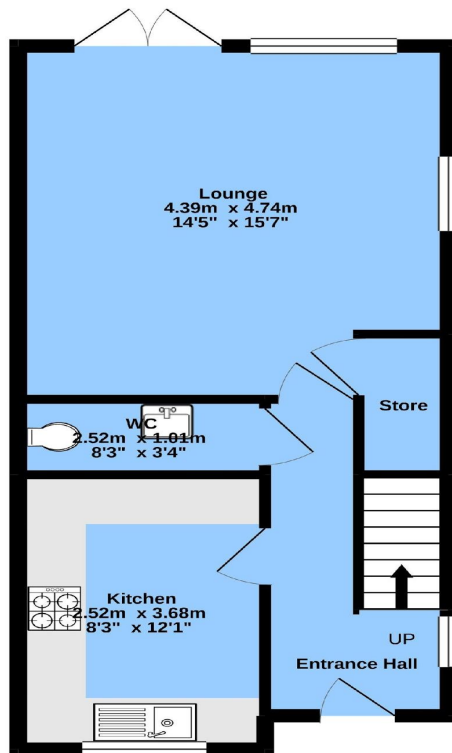
LEASEHOLD (please search further legal advise before proceeding); there is a lease of 999 years from 2014 & the current charges are £135 per annum service charge & £150 per annum ground rent.

VIEW NOW - contact Hunters - phones answered 24/7

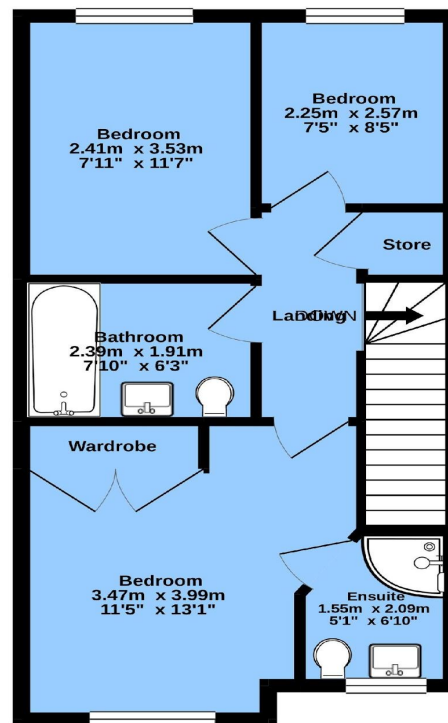




GROUND FLOOR
40.5 sq.m. (436 sq.ft.) approx.



1ST FLOOR
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 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 here 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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to sell or let?

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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OPENING HOURS

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



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