



## 55 Grampian Crescent, Loundsley Green, Chesterfield, S40 4QE

NO CHAIN | 3 bed semi detached house | Sought after residential area | PERFECT LOCATION for school, amenities, walks & M1  
Gas centrally heated | uPVC double glazed | DRIVEWAY PARKING | GARAGE | Enclosed rear garden

**£190,000 - £200,000 (Guide Price)**





## DESCRIPTION

Three bedroom semi detached house situated in a sought after residential area.

**\*OFFERED WITH NO CHAIN\***

Ideally situated for local amenities, popular schools, Holme brook Valley Park, Linacre Reservoirs Great for access to Chesterfield, Sheffield, M1.

A family home ready to put your own stamp on, comprising: - entrance porch, wide entrance hall, spacious through lounge, fitted kitchen diner, rear porch.

Three first floor well proportioned bedrooms all with built in wardrobes, shower room & separate WC.

Gas centrally heated & uPVC double glazed.

Driveway parking, attached good sized garage & enclosed rear garden.

Superb family / starter home - come & put your own stamp to it!

**VIEWINGS AVAILABLE NOW** - phones answered 24/7.



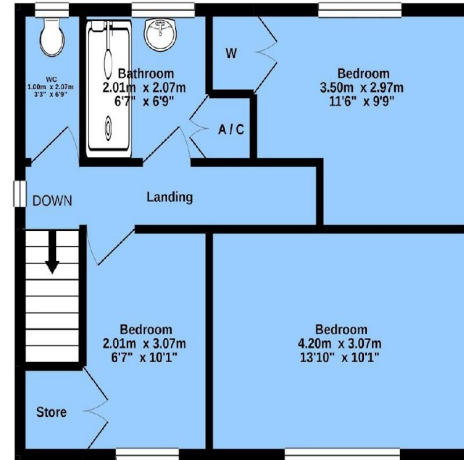
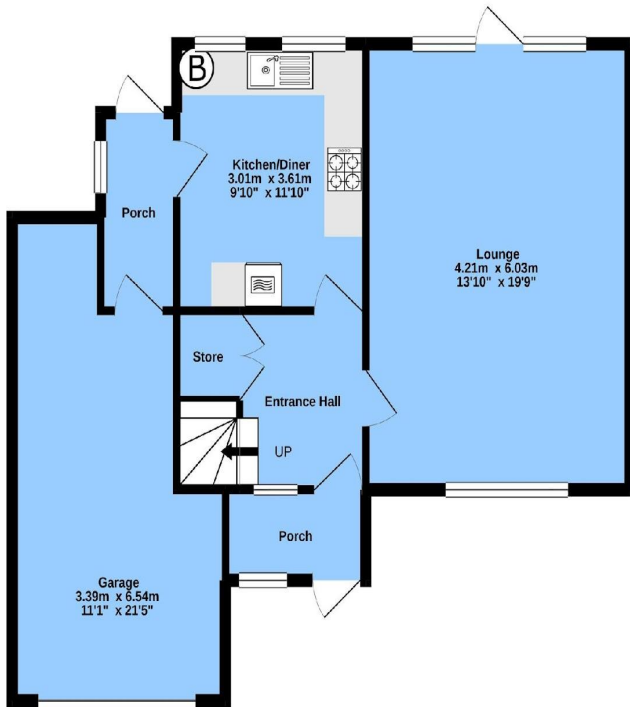






GROUND FLOOR  
67.3 sq.m. (724 sq.ft.) approx.

1ST FLOOR  
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA: 110.8 sq.m. (1192 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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**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.



01246 540540



34 - 36 Burlington Street, Chesterfield, S40 1RR



chesterfield@hunters.com



### OPENING HOURS

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



VAT Reg. No 244501631 | Registered No: 8007057 | Registered Office: 34 - 36 Burlington Street, Chesterfield, S40 1RR  
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