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48 Houfton Road  
Chesterfield, Derbyshire S44 6SG

**OFFERS IN THE REGION OF £154,950**

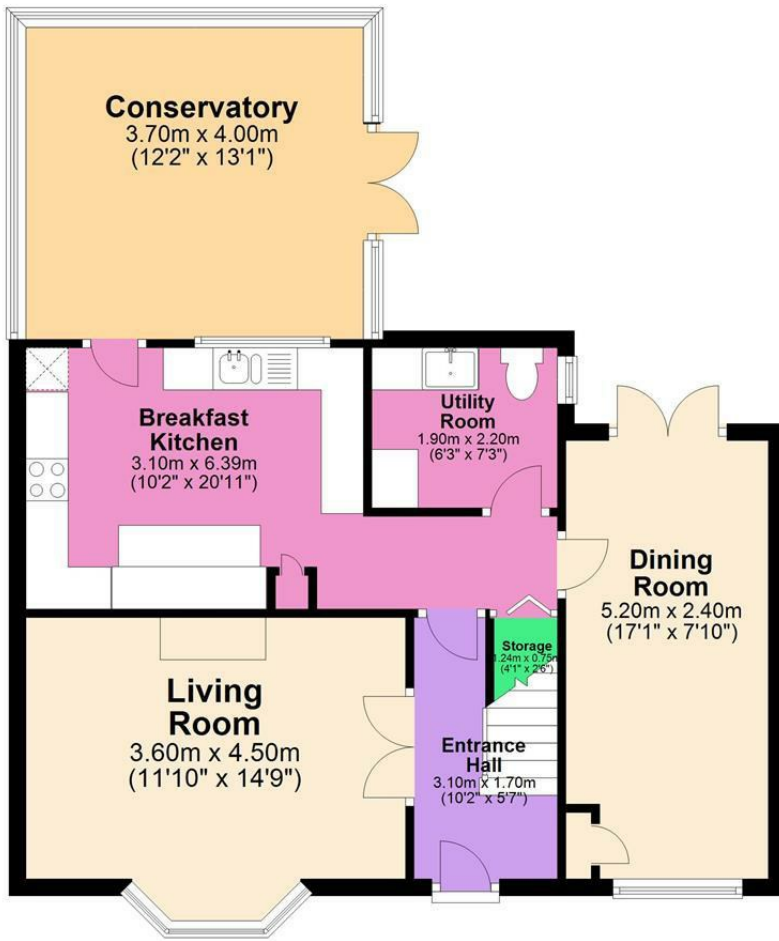
**\*OFF ROAD PARKING\* ESTABLISHED GARDEN\*** Enjoying an elevated position with far reaching views this spacious three bedroomed semi detached house offers more than meets the eye! With fantastic commuting links to the M1 via J29a Markham Vale, this ideal starter home is well presented throughout and comprises entrance hall, living room, separate dining room, breakfast kitchen, utility room, conservatory, three bedrooms and bathroom. A driveway provides off road parking, there is also a well established, enclosed rear garden.

**48 HOUFTON ROAD, CHESTERFIELD, DERBYSHIRE S44 6SG**



## Ground Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 109.2 sq. metres (1175.9 sq. feet)

Energy Efficiency Rating		Score	Details
Energy Efficiency Rating (EPC)			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
For energy efficient, higher ratings apply.			
England & Wales		2020/11/01	2020/11/01

Environmental Impact (CO <sub>2</sub> ) Rating		Score	Details
Environmental Impact (CO <sub>2</sub> ) Rating (EPC)			
A	10-44		
B	45-73		
C	74-100		
D	101-127		
E	128-154		
F	155-181		
G	182-208		
For environmentally friendly, higher ratings apply.			
England & Wales		2020/11/01	2020/11/01