



## 56 Smithfield Avenue, Hasland, Chesterfield, S41 0PS

- NO CHAIN
- HIGHLY POPULAR LOCATION
- DRIVEWAY PARKING

- THREE BED SEMI
- IN NEED OF MODERNISATION
- SOUTH WEST FACING REAR GARDEN

**Offers In The Region Of £210,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## MAKE THIS YOUR NEXT HOME! Three-Bedroom Semi-Detached – OFFERED WITH NO CHAIN!

Situated in a popular residential area of Hasland, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to modernise and add their own personal touch.

The property is ideally located within easy walking distance of local shops, schools, doctors' surgery and excellent public transport links to Chesterfield town centre. For those who commute, the M1 (J29) is just a few minutes' drive away, while outdoor enthusiasts will appreciate the close proximity to the Five Pits Trail country park and South Chesterfield Golf Club.

Inside, the accommodation comprises: Entrance Hallway, Spacious Lounge/Diner with patio doors opening onto the rear garden, Fitted Kitchen, Three First Floor Bedrooms, Shower Room.



Outside, the property benefits from a driveway for off-road parking, a low-maintenance front garden, and a generous south-westerly facing rear garden—perfect for enjoying the afternoon and evening sun.



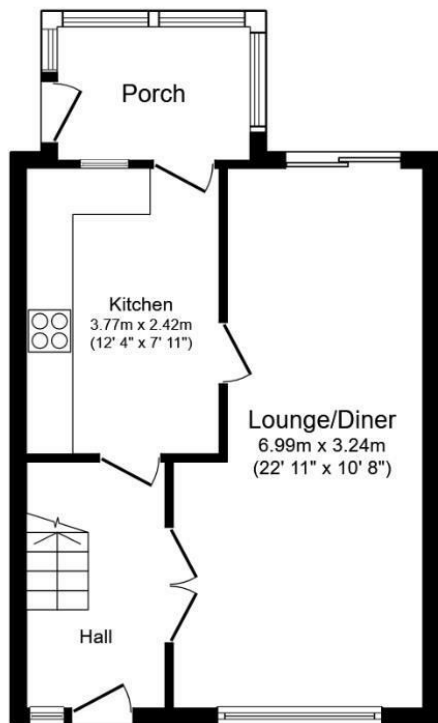
In need of modernisation, this is a fantastic opportunity to transform the property into a wonderful family home. Offered with no onward chain, this home is perfect for first-time buyers, families, or investors alike.



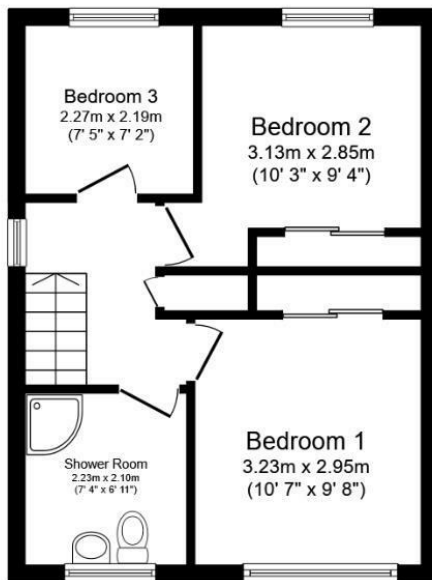
Make this house your home – arrange a viewing today!

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**Ground Floor**  
Floor area 40.5 sq.m. (436 sq.ft.)



**First Floor**  
Floor area 35.9 sq.m. (387 sq.ft.)

Total floor area: 76.4 sq.m. (823 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



## 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 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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