

HUNTERS[®]

HERE TO GET *you* THERE

SOLED

subject to contract

52 Annesley Close, Hasland, Chesterfield, S41 0RQ

- NO CHAIN
- POPULAR LOCATION
- ENCLOSED GARDEN
- THREE BEDROOM SEMI
- DETACHED GARAGE
- READY TO MOVE INTO

Offers In The Region Of £165,000



HUNTERS[®]

HERE TO GET *you* THERE

NO CHAIN - THREE BEDROOM SEMI DETACHED HOUSE - WITH GARAGE!!

Within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

ATTENTION FIRST TIME BUYERS - POPULAR LOCATION!

Ready to move into this property comprises:- entrance hall, lounge / diner, fitted kitchen, downstairs WC / utility.



On the first floor are three bedrooms (one with ensuite shower room) & combined bathroom WC.



Outside sees detached garage & enclosed garden with lawn & patio.

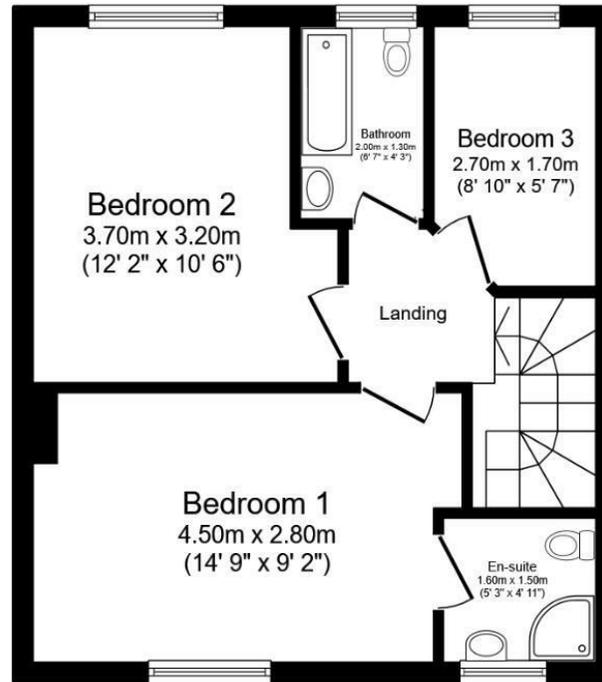
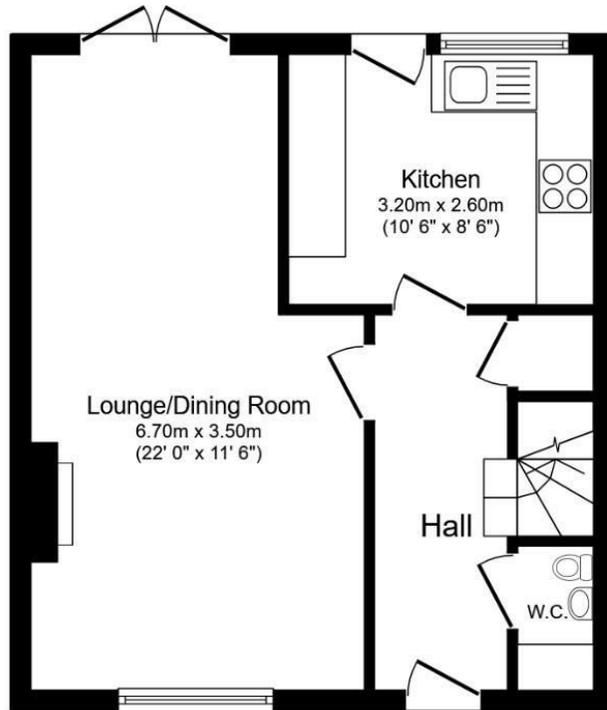
Gas central heating (servicing up to date) & uPVC double glazed.

VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOURS!

FREEHOLD | COUNCIL TAX BAND A







Total floor area: 77.9 sq.m. (838 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			
(69-80) C			83
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com <https://www.hunters.com>