



66 Gower Crescent, Loundsley Green, Chesterfield, S40 4LS

- THREE BEDROOMS
 - NO CHAIN
 - BLANK CANVAS
- SEMI DETACHED HOUSE
- POTENTIAL FOR OFF ROAD PARKING
- POPULAR LOCATION

Offers In The Region Of £170,000

HUNTERS[®]
HERE TO GET *you* THERE

NO CHAIN - THREE BEDROOM SEMI DETACHED PROPERTY - A BLANK CANVAS TO MAKE YOUR OWN

Sought after residential area to the West of Chesterfield, close to local amenities & popular schools.

The property's ground floor consists of front door entrance to the hallway, leading through to the lounge and spacious kitchen with the back door to the rear garden area.

This first floor has three well-proportioned bedrooms and separate bathroom and WC.

Outside, has front garden and pebbled area, which could create off road parking (subject to planning permission) and enclosed rear garden, with lawn and patio area.

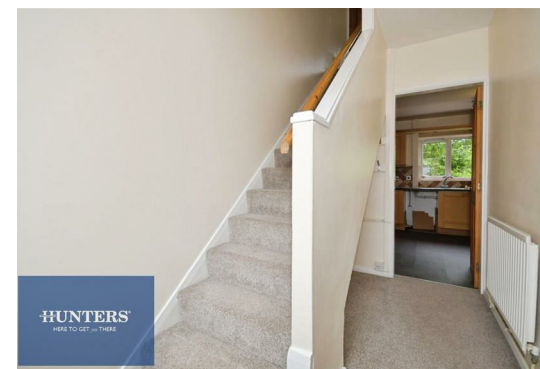
Ideal opportunity to make this family home your own with potential to extend the property subject to planning permission, adding value.

GREAT EPC RATING OF C - we believe this property would rent out at £900-£1000 per calendar month - A 7% YIELD - making a great investment.

Gas central heating - Worcester Greenstar 1000 24kw combi boiler was installed in September 2025

ATTENTION FIRST TIME BUYERS - CONTACT HUNTERS TO BOOK YOUR VIEWING IN!

FREEHOLD - TAX BAND B

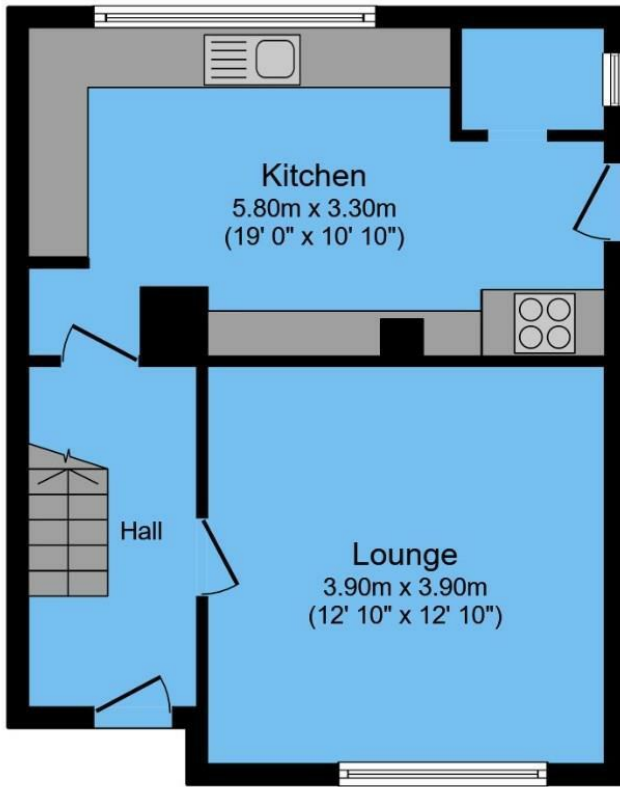




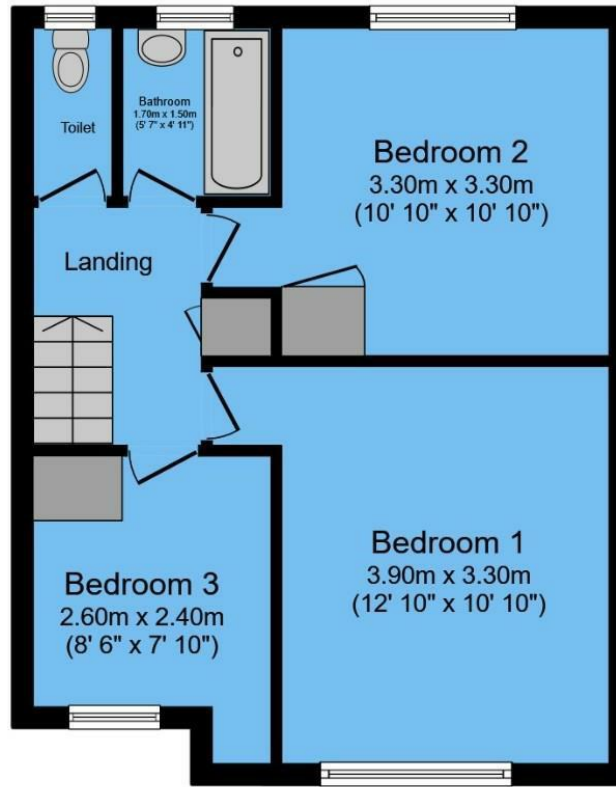
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Ground Floor



First Floor

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		75	87
(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	

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

Total floor area 83.8 sq.m. (902 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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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