



## 18 Mulberry Croft, Hollingwood, Chesterfield, S43 2LY

- SEMI DETACHED HOUSE
  - KITCHEN DINER
- MODERN SHOWER ROOM
- OFF STREET PARKING
- GREAT FOR FIRST TIME BUYERS
  - 3 BEDROOMS
- EASY TO MAINTAIN GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £190,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# MODERNISED, THREE BEDROOM SEMI DETACHED HOUSE - Perfect for first time buyers!

Situated in the popular area of Hollingwood which has a excellent range of local amenities, schooling & transport links.

This property comprises of the hallway, kitchen diner which opens into the lounge with double doors out to the rear garden, and a WC.

Going upstairs, there is a double bedroom with built in wardrobes, two single bedrooms, and a modernised, three piece suite shower room.

Gas central heating and uPVC double glazed windows.

Easy to maintain rear garden with patio and decking. Parking space allocated for one car.

Call Hunters to book your viewing now!

Freehold, Tax Band B, EPC Rating C.



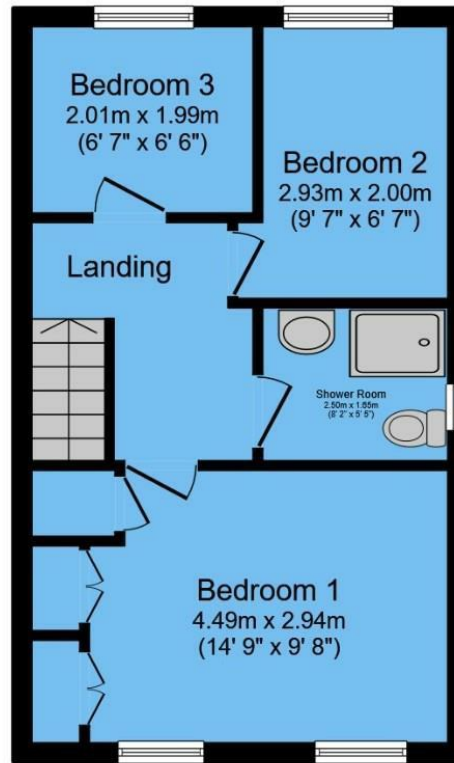








**Ground Floor**



**First Floor**

Total floor area 69.4 sq.m. (747 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.



## 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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