



51 Lime Avenue, Staveley, Chesterfield, S43 3JH

- OFFERED WITH NO CHAIN
- DRIVEWAY PARKING
- IN NEEDS OF MODERNISATION
- THREE BEDROOM SEMI
- REAR GARDEN
- VIEW NOW

Offers In The Region Of £140,000

HUNTERS®
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - A BLANK CANVAS TO MAKE YOUR OWN - GREAT SIZED FAMILY HOME!

THREE BEDROOM SEMI DETACHED HOUSE - Lime Avenue is situated in the popular Derbyshire town of Staveley, offering a convenient setting with a good balance of everyday amenities, green open spaces and excellent transport links.

Staveley provides a range of local facilities including shops, schools, cafés, pubs and essential services, while the surrounding countryside offers plenty of opportunities for walking, cycling and enjoying the outdoors. The town is also well placed for access to the wider Chesterfield area, with the bustling town centre just a short drive away, providing an extensive selection of shops, restaurants, leisure facilities and amenities.

For commuters, the location benefits from convenient road connections, including access to the A619 and A617, linking readily with Chesterfield, the M1 and surrounding towns and cities. Nearby Chesterfield railway station provides regular services to Sheffield, Nottingham and beyond.

We believe this will rent out at £950 per calendar month - A WONDERFUL 8% YIELD!

IDEAL PROPERTY TO CHANGE TO SUIT YOUR REQUIREMENTS, the current layout comprises:- entrance hall, through lounge, dining room, kitchen, utility space, understairs storage & rear hall with store.

The first floor has three well proportioned bedrooms (one with full length fitted wardrobes) & modern shower room / WC. The landing also provides access to the loft via a drop down ladder.

Gas central heating (back boiler) & uPVC double glazed.

Outside there is a Tarmac drive for multiple vehicles & enclosed rear garden currently designed for low maintenance.

VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!

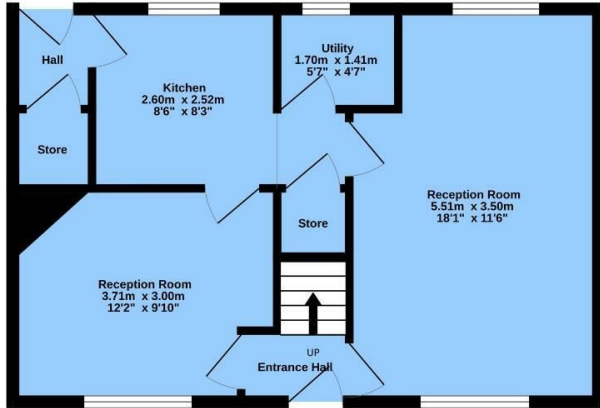
FREEHOLD | COUNCIL TAX BAND A



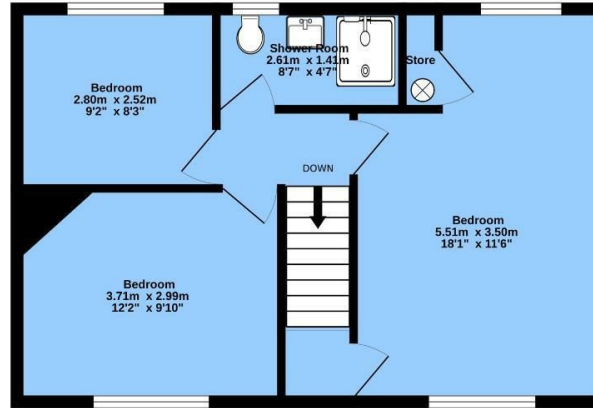


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GROUND FLOOR
44.9 sq.m. (483 sq.ft.) approx.



1ST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 89.8 sq.m. (966 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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		
(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

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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