

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

23 Hill Grove, Barrow Hill, Chesterfield, S43 2NW

- CORNER PLOT
- IN NEED OF FULL REFURB
- SPACIOUS LOUNGE
- OFF STREET PARKING
- HEAD OF CUL DE SAC
- 3 GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £110,000



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HERE TO GET *you* THERE

NO CHAIN, THREE BEDROOM SEMI DETACHED HOUSE. Located to the east side of Chesterfield - Barrow Hill, with local shops, supermarkets, schools & parks nearby. Great easy access to the M1 J29A and Chesterfield.

IN NEED OF A FULL REFURBISHMENT. Situated on a corner plot at the head of the cul de sac.

On the ground floor you will find: the hallway, kitchen, spacious lounge with door onto the rear garden, and dining room.

On the first floor there are three well proportioned bedrooms and a three piece suite bathroom.

On the side of the property there is 3 outer houses, one housing the air new air source heat pump, one a WC, and further storage.

Double glazing and brand new air source heating system.

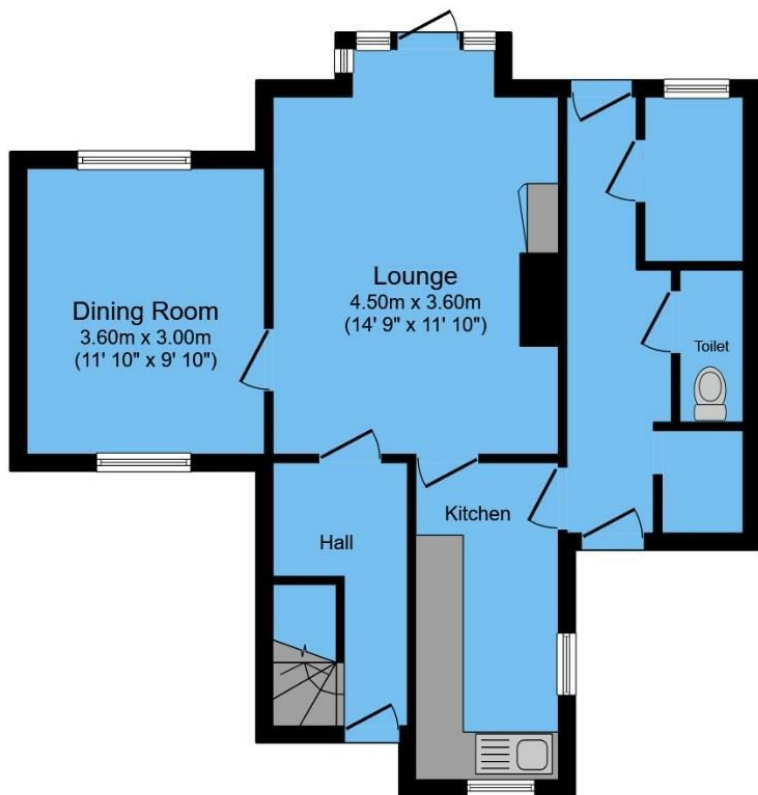
Enclosed rear garden which offers privacy and off street parking for one car to the front.

Call Hunters to book your viewing now!

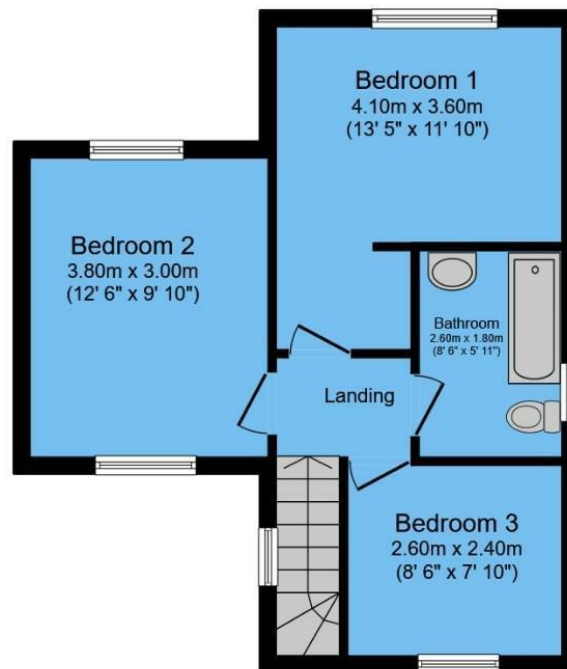
Freehold, Tax Band A, EPC Rating D.







Ground Floor



First Floor

Total floor area 94.9 m² (1,022 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) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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

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