



7 Hardwick Street, Stonegravels, Chesterfield, S41 7ND

- NO CHAIN
- GREAT LOCATION
- ATTENTION FIRST TIME BUYERS
- BLANK CANVAS TO MAKE YOUR OWN
- IDEAL INVESTMENT
- TWO BEDROOM END OF TERRACE

Offers In The Region Of £100,000

HUNTERS®
HERE TO GET *you* THERE

**BAY WINDOWED, TWO BEDROOM END OF TERRACE
HOUSE - OFFERED WITH NO CHAIN - GREAT PROPERTY
TO GET YOU ON THE PROPERTY LADDER OR
INVESTMENT OPPORTUNITY.**

In a superb location for all Chesterfield, Sheffield, M1 J29, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station, Chesterfield College & Town Centre.

**PRICED TO SELL, A BLANK CANVAS TO MAKE YOUR OWN
& CHANGE**, the property comprises:- lounge, downstairs WC,
large storage cupboard & kitchen with door onto the rear yard.

The first floor has a front double bedroom, a single bedroom & combined bathroom / WC.

SOUTHERLY FACING rear yard, on street residence permit parking.

NEW DOUBLE GLAZED WINDOWS & gas central heating,
combi boiler.

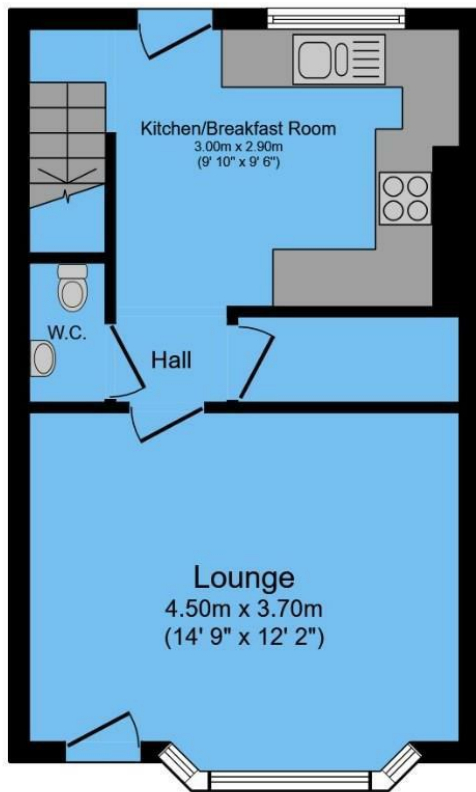
We believe this property has potential to increase value & would
rent out at approx £775-£800 per month - generating a yield of
nearly 10%

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

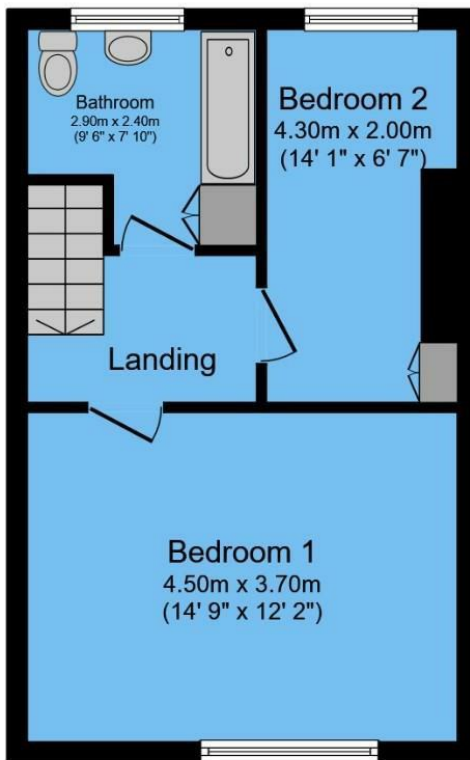
FREEHOLD | COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 67.7 sq.m. (728 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		79
(55-68) D	64	
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

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