



## 14 Hawthorne Avenue, Mastin Moor, Chesterfield, S43 3AT

- THREE BEDROOM
- FRONT & REAR GARDENS
- ATTENTION LANDLORDS
- SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- TENANT IN SITU

**Offers In The Region Of £140,000**

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



ATTENTION LANDLORDS - LOOKING TO INVEST & WANTING AN INCOME FROM DAY ONE OF MARKETING? LOOK NO FURTHER... TENANT ALREADY IN SITU.

A good sized family home IN A CUL DE SAC LOCATION, comprising entrance hall, lounge open plan into the dining room with patio doors out onto the rear garden, modern fitted kitchen.

The first floor has two double bedrooms, one single bedroom & modern shower room / WC.

Outside sees gardens to front & rear.

The current tenant pays £850 per calendar month - a yield of 6.3%!

EICR & gas certificates all up to date | FREEHOLD | Council tax band A

Mastin Moor is situated the North East side of Chesterfield. Superb location close to popular schools, Staveley Town Centre shops & amenities & within easy access of M1 J30.

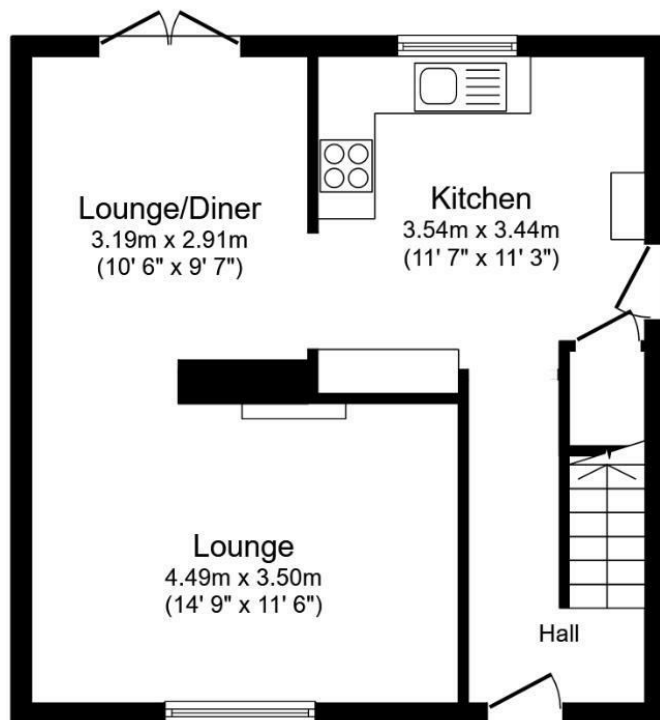
VIEWINGS AVAILABLE NOW - BY APPOINTMENT ONLY





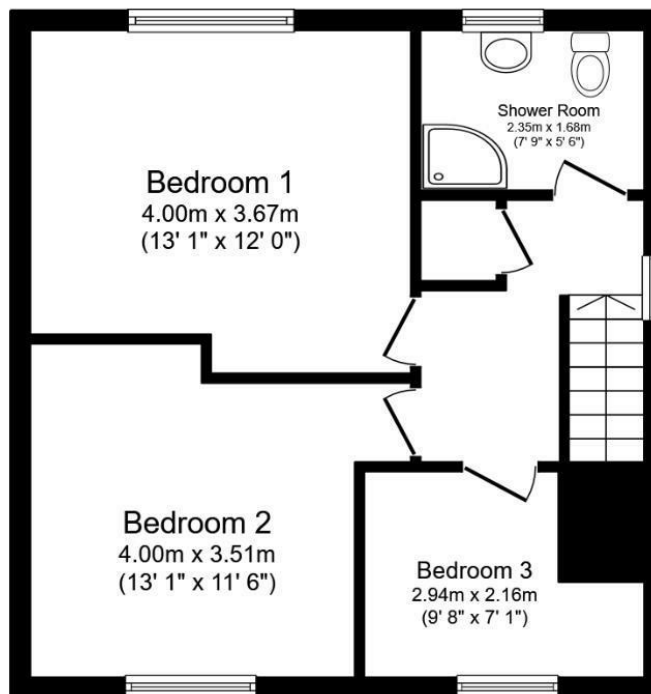






### Ground Floor

Floor area 43.8 sq.m. (471 sq.ft.)



### First Floor

Floor area 43.8 sq.m. (471 sq.ft.)

Total floor area: 87.6 sq.m. (943 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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>		
(81-91) <b>B</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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