



## 10 Hawthorne Street, Chesterfield, S40 2EG

- 2 Bed Terrace - refurbished in 2025
- New Kitchen & Shower Room
- Gas Central Heating - modern combi boiler
- Enclosed rear garden
- NO CHAIN
- uPVC Double Glazing
- Excellent location
- VIEW NOW

**Offers In The Region Of £110,000**

**HUNTERS®**

HERE TO GET *you* THERE



NOW AVAILABLE - NO CHAIN - refurbished in 2025!

Take a look at this superb start home - a great 2 bed terraced property situated on Hawthorne Street just off Derby Road close to the Town Centre.

This newly refurbished 2 bed property has new renovated features, including modern kitchen, renovated living room and new bathroom!

Garden to the rear. Within easy walking distance or bus route to the town centre and is only 0.1 miles away from the popular Alma Leisure Park with Cinema, Restaurants, Pub & Gym.

The accommodation comprises: - Living areas, lounge & fitted kitchen to the ground floor and two bedrooms and bathroom on the first floor.

Fitted kitchen with oven & hob.

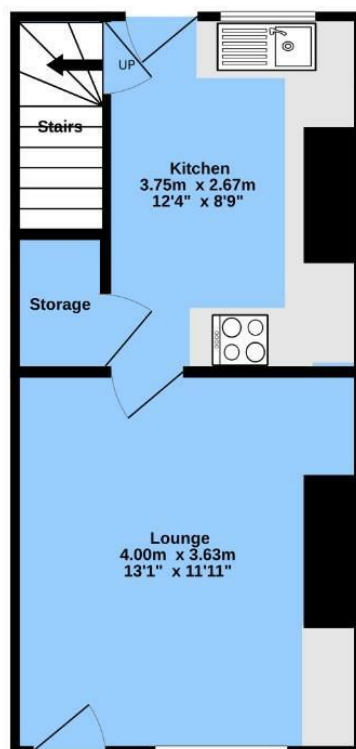
Fully uPVC double glazed, Gas Central Heating.

Call Hunters to view. Calls answered 24/7.

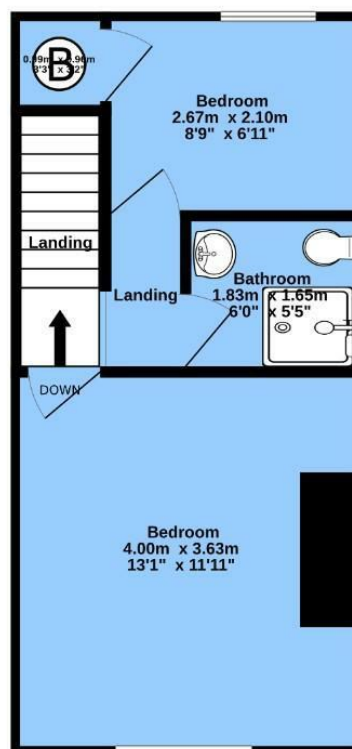




GROUND FLOOR  
26.5 sq.m. (285 sq.ft.) approx.



1ST FLOOR  
27.2 sq.m. (293 sq.ft.) approx.



TOTAL FLOOR AREA : 53.7 sq.m. (578 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		89
(69-80) C	72	
(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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
Chesterfield@hunters.com <https://www.hunters.com>