

# SOLD

subject to contract



**142 Storforth Lane, Hasland, Chesterfield, S41 0QA**

- MODERNISED BY CURRENT OWNER
  - EXTENDED KITCHEN
  - FAMILY SIZED GARDEN
  - DETACHED GARAGE
- 3 BEDROOM SEMI DETACHED
  - 2 BATHROOMS
  - OFF STREET PARKING
  - CALL HUNTERS NOW

**Offers In The Region Of £235,000**

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



# THREE BEDROOM SEMI DETACHED HOUSE IN HASLAND - MODERNISED BY THE CURRENT OWNER - READY TO MOVE STRAIGHT INTO.

Within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

As you enter this property, you will find the hallway, lounge, separate dining room, extended, spacious kitchen with utility, and a tiled, 3 piece suite shower room.

Upstairs, there are 3 bedrooms, and a 3 piece suite bathroom.

Gas central heating, uPVC double glazed windows & solar panels which are owned & generate a lower power costs.

Enclosed, family sized garden at rear with detached garage. Off street parking.

Don't miss out on viewing this property, call Hunters to book yours now!

Freehold, Tax Band B, EPC Rating C.



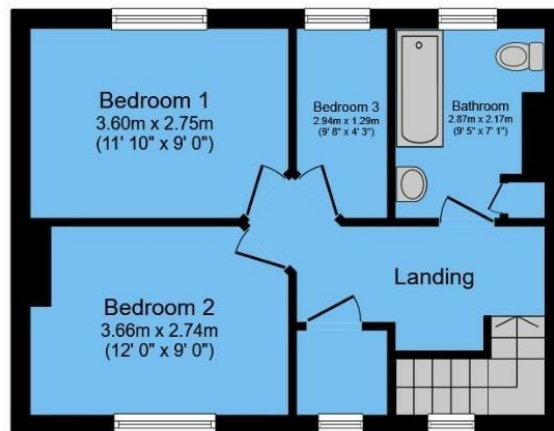




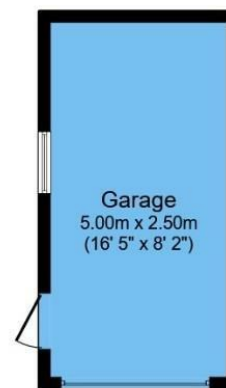




**Ground Floor**



**First Floor**



**Garage**

## 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	

75 84

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

Total floor area 104.7 m<sup>2</sup> (1,127 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.



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

Tel: 01246 540540 Email:

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