



## 80 Laurel Crescent, Hollingwood, Chesterfield, S43 2LJ

- NO UPWARD CHAIN
- GOOD SIZED LOUNGE
- WELL MAINTAINED REAR GARDEN
- GREAT RENOVATION
- IN NEED OF FULL REFURBISHMENT
- TWO WELL PROPORTIONED BEDROOMS
- DOUBLE GARAGE AND DRIVEWAY
- CALL HUNTERS NOW

**Guide Price £210,000 - £220,000**

**HUNTERS®**

HERE TO GET *you* THERE



**\*\*GUIDE PRICE £210,000 - £220,000\*\***

## **No Chain – Two Bedroom Semi-Detached Home – Full Refurbishment Opportunity**

Situated in the ever-popular area of Hollingwood, this two-bedroom semi-detached property presents a fantastic opportunity for buyers looking to put their own stamp on a home. With no onward chain, it's ideal for investors, first-time buyers, or those seeking a renovation project.

The property offers a traditional layout and comprises a spacious lounge with sliding doors opening out to the well-maintained rear garden, a separate kitchen, two generously sized bedrooms, and a three-piece bathroom suite.

Outside, the home benefits from a good-sized rear garden with patio area – perfect for relaxing or entertaining – and a lawned front garden. A detached double garage and double driveway provide ample off-road parking.

Located close to a wide range of local amenities, reputable schools, and excellent transport links, this property combines potential with a prime location.

Viewing is highly recommended to appreciate the scope this home has to offer. Call Hunters now!

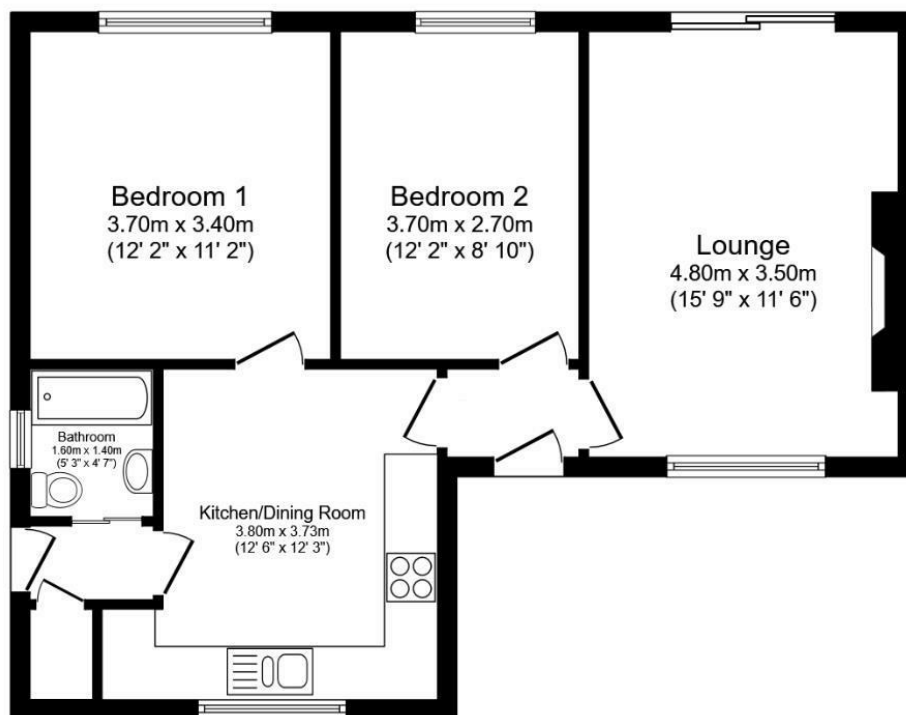
**FREEHOLD | TAX BAND A | EPC RATING E**











**Floor Plan**

Floor area 59.6 sq.m. (641 sq.ft.)

Total floor area: 59.6 sq.m. (641 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)



## 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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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

## 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.



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