







49 Valley Road, Spital, Chesterfield, S41 0HB

- NO CHAIN
- TERRACED HOUSE
- SUPERB LOCATION
- TWO DOUBLE BEDROOMS
- SOUTHERLY FACING REAR GARDEN
- VIEW NOW

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £120,000

** REDUCED TO A LOWER PRICE FOR A QUICK SALE OF £120,000**

OFFERED WITH NO CHAIN - READY TO MOVE INTO - SUPERB FIRST TIME BUYER HOME & FOR DOWNSIZERS ALIKE!

GREAT LOCATION - TWO DOUBLE BEDROOM TERRACED HOUSE - SOUTH FACING REAR GARDEN

Located minutes away from Chesterfield Town Centre, close to quality schools for all ages and ideal for anyone working at Royal Hospital at Calow. Bus stop to Chesterfield nearby - as is M1 J29 & the Train station.

Well presented to move into yet a blank canvas to make your own! The property comprises:- lounge, dining room with understairs store, fitted kitchen, two first floor double bedrooms (one with fitted cupboard over the stairs) & combined bathroom WC with shower over.

Gas central heating & uPVC double glazed.

Externally there is on road parking available & rear garden which is southerly facing.

We believe this property would rent out at £775 - £800 per calendar month - A 7.3% YIELD - wonderful investment!

VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK!!

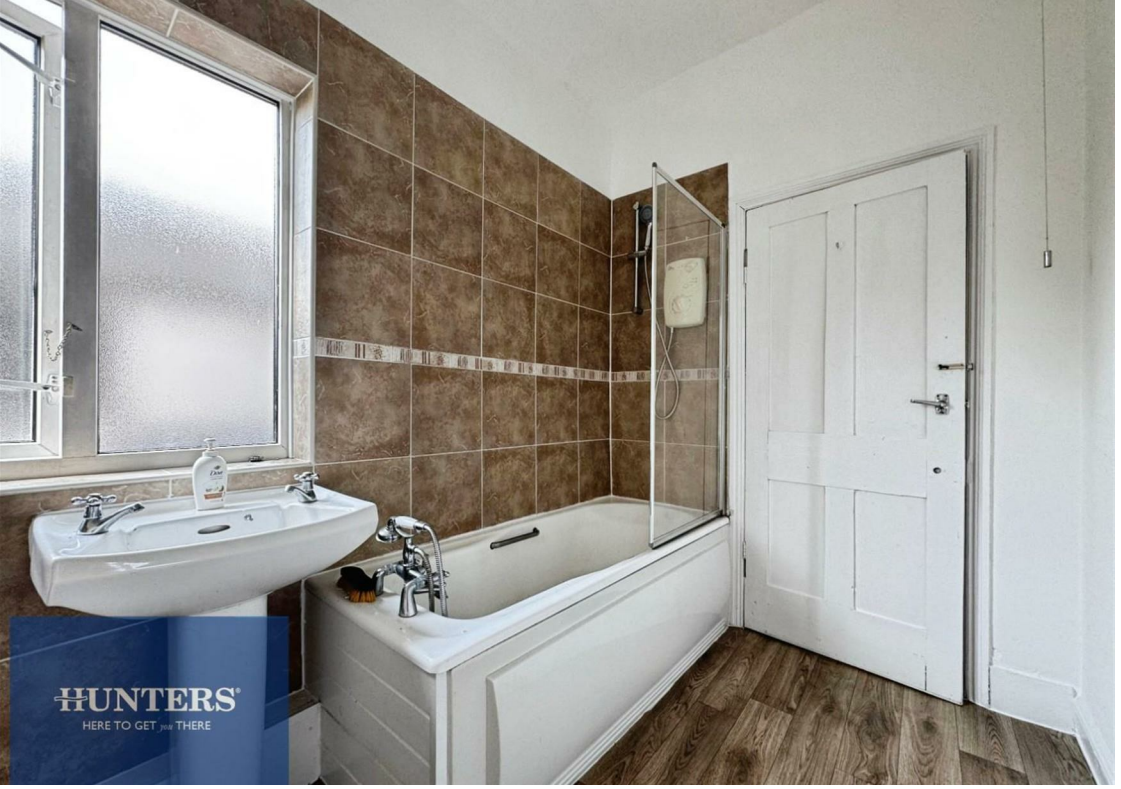
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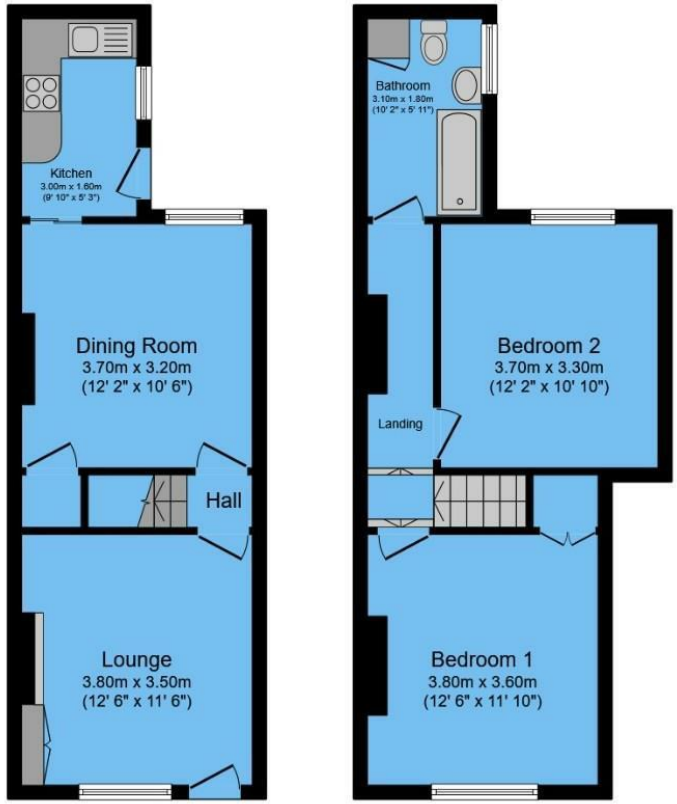




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Total floor area 73.7 sq.m. (794 sq.ft.) approx

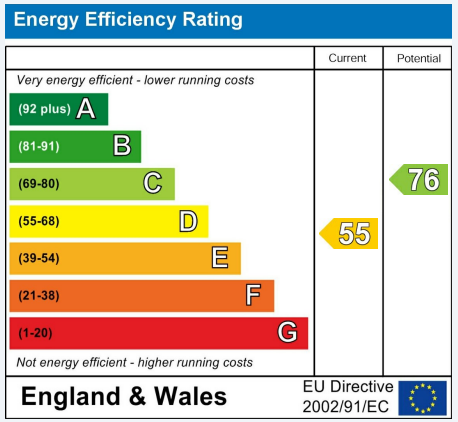
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.



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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The Property Ombudsman