HUNTERS®

SOLD

subject to contract

offer FREE valuations - call 01246540540 or email chesterfield@hunters







91 Calow Lane, Hasland, Chesterfield, S41 0AX

- TWO BEDROOMS
- WESTERLY FACING GARDEN
- NO CHAIN
- SEMI-DETACHED
- POPULAR LOCATION
- REAR DRIVEWAY AND GARAGE

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £150,000

ON THE MARKET TO BE SOLD - NO CHAIN - TWO BEDROOM SEMI-DETACHED HOUSE - HIGHLY POPULAR LOCATION - HOME TO MAKE YOUR OWN!

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.

* OFFERS POTENTIAL FOR EXTENSION (subject to planning permission) *

This property comprises: front entrance door leading to entrance hall, leading to a spacious lounge area, kitchen with access to understairs storage and rear hall with downstairs WC.

To the first floor is two sizable bedrooms, landing area with loft access and bathroom.

Gas central heating and double glazed, with boiler located in bedroom two.

This property is westerly facing rear garden - with front and rear garden, with rear driveway and garage.

Good family home in need of modernisation - any enquiries or questions please contact us at Hunters!

VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOURS!

FREEHOLD - TAX BAND A


















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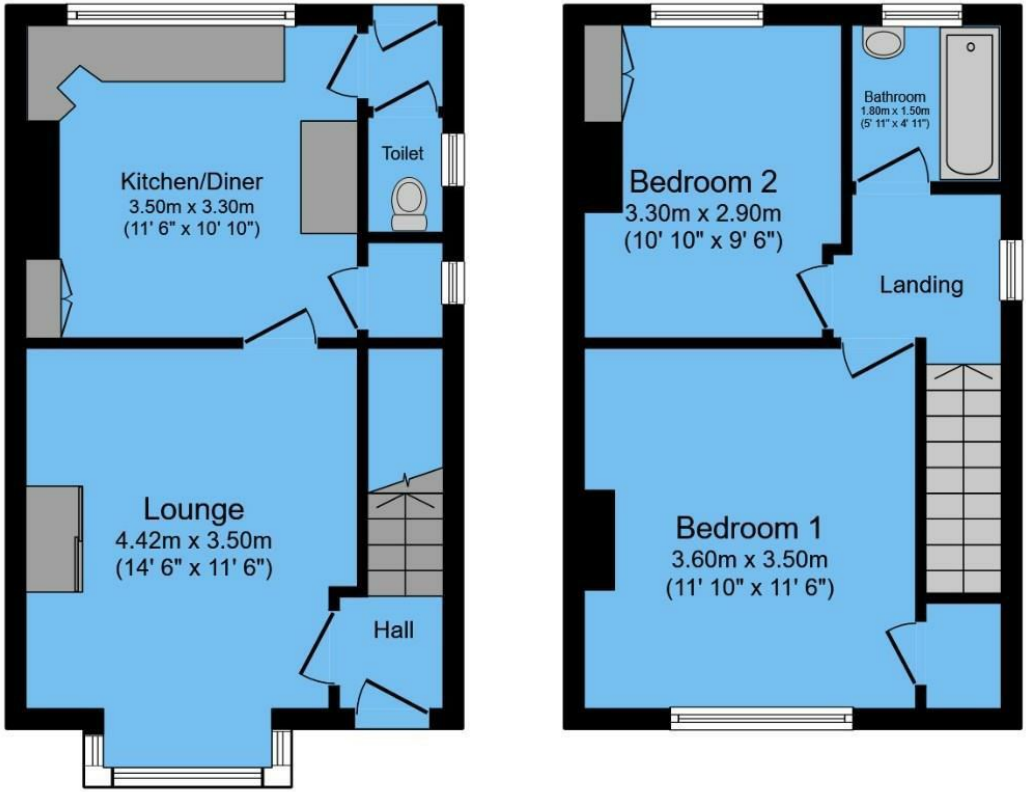


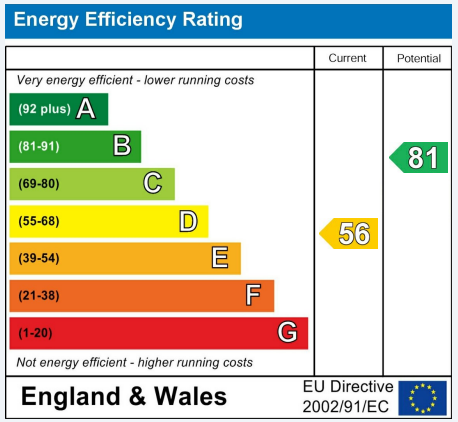
Ground Floor **First Floor**

Total floor area 64.5 sq.m. (694 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

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

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
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The Property Ombudsman