



15 Elm Street, Hollingwood, Chesterfield, S43 2HJ

- THREE BEDROOMS
- DRIVEWAY PARKING
- POPULAR LOCATION
- END OF TERRACE
- DETACHED GARAGE
- VIEW NOW

Guide Price £175,000

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HERE TO GET *you* THERE

****GUIDE PRICE OF £175,000 TO £185,000****

**SOUTH WESTERLY FACING REAR GARDEN – DETACHED GARAGE –
DRIVEWAY PARKING – TAKE A LOOK AT THIS THREE BEDROOM END OF
TERRACE HOUSE**

Situated in the ever-popular area of Hollingwood, this well-presented three bedroom end terrace property offers an excellent opportunity for families, first-time buyers or investors alike (rent out at 900-950 PCM)

The location benefits from a superb range of local amenities, reputable schooling and convenient transport links, including easy access to Chesterfield town centre and the M1 motorway network.

Offering well-proportioned accommodation throughout, this good sized family home briefly comprises an inviting entrance hall leading into a spacious lounge, complete with patio doors that open directly onto the rear garden – perfect for indoor/outdoor living during the warmer months. A fitted kitchen/diner providing ample worktop and cupboard space, along with room for a dining table. A useful side entrance porch gives additional access and practical storage space.

To the first floor, the property offers three generously sized bedrooms, all well laid out to accommodate a growing family or those working from home. The family bathroom/WC is fitted and serves all bedrooms comfortably.

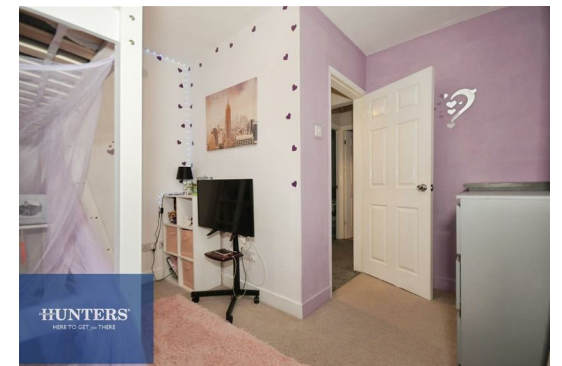
Externally, the property continues to impress. To the front is a lawned garden and a driveway providing ample off-road parking, leading to a detached garage – ideal for additional parking, storage or workshop use.

The rear garden enjoys a desirable south westerly aspect, making the most of afternoon and evening sun. It features a decked seating area perfect for entertaining, along with a good sized lawn, offering a safe and secure space for children and pets.

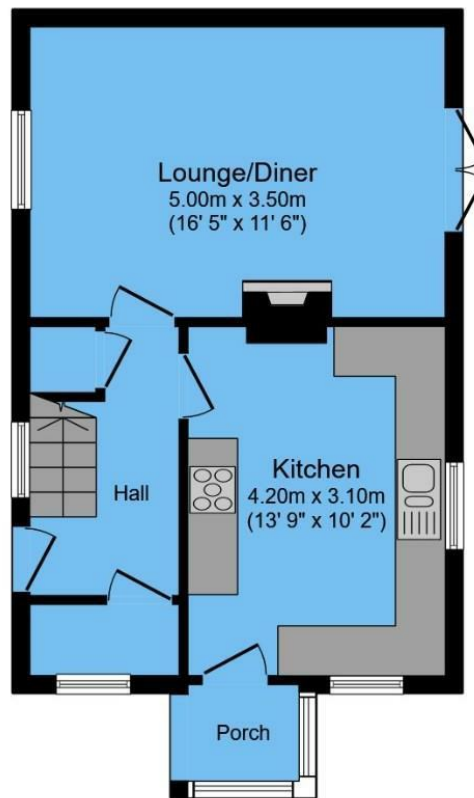
Early viewing is highly recommended to fully appreciate the space, position and potential this fantastic home has to offer.

Gas central heating, uPVC double glazed & solar panels which are owned.

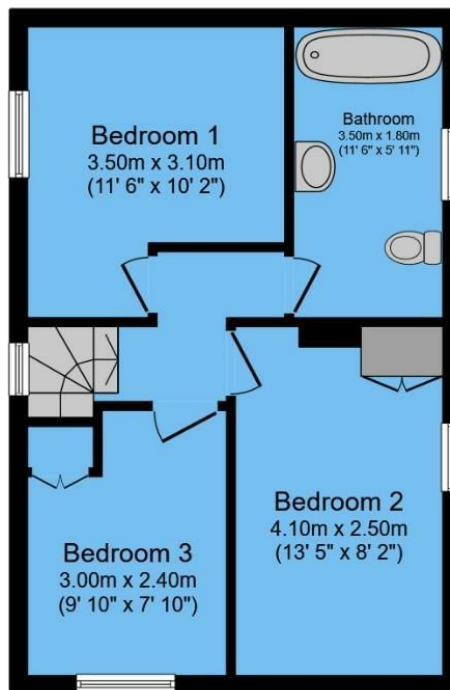
FREEHOLD | COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 79.7 sq.m. (858 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.



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		88
(81-91) B		
(69-80) C	74	
(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

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