



## 60 Central Street, Hasland, Chesterfield, S41 0SE

- SUPERB LOCATION
- MODERN TOWNHOUSE
- LOW MAINTENANCE REAR GARDEN
- TWO BEDROOM
- DRIVEWAY PARKING
- VIEW NOW

**Offers Over £145,000**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

**\*\*NEW LOWER PRICE TO OFFERS OVER £145,000\*\***  
**TWO-BEDROOM TOWNHOUSE – SITUATED IN A HIGHLY POPULAR  
AND CONVENIENT LOCATION!**

An excellent opportunity for first-time buyers, investors, or downsizers alike, this well-presented two-bedroom townhouse is ideally positioned within easy walking distance of a wide range of local amenities, including shops, schools, doctors' surgeries, and regular bus routes providing direct access to Chesterfield. For commuters and outdoor enthusiasts, the property is also just a short drive from the M1 (Junction 29), the Five Pits Trail Country Park, and South Chesterfield Golf Club.

The property benefits from driveway parking and an enclosed, low-maintenance rear garden, ideal for relaxing, entertaining, or enjoying outdoor space with minimal upkeep.

Internally, the home is well presented throughout and offers a practical, well-balanced layout. The accommodation briefly comprises a welcoming lounge / diner, with stairs rising to the first floor, creating a sociable and flexible living space. The fitted kitchen is located to the rear and provides direct access to the garden, making it ideal for everyday living.

To the first floor are two well-proportioned bedrooms, one of which benefits from a useful built-in storage cupboard, along with a tiled family bathroom with WC.

Further features include gas central heating and uPVC double glazing throughout.

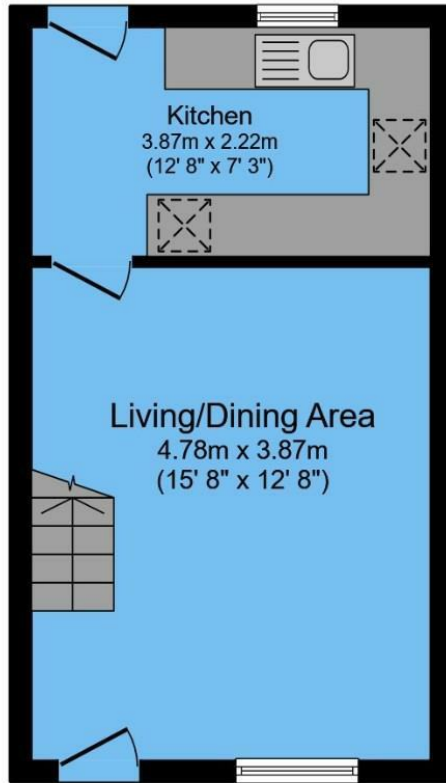
Overall, this is a perfect first-time buyer home in a sought-after location, offering comfort, convenience, and excellent access to both local amenities and transport links.

FREEHOLD | COUNCIL TAX BAND A

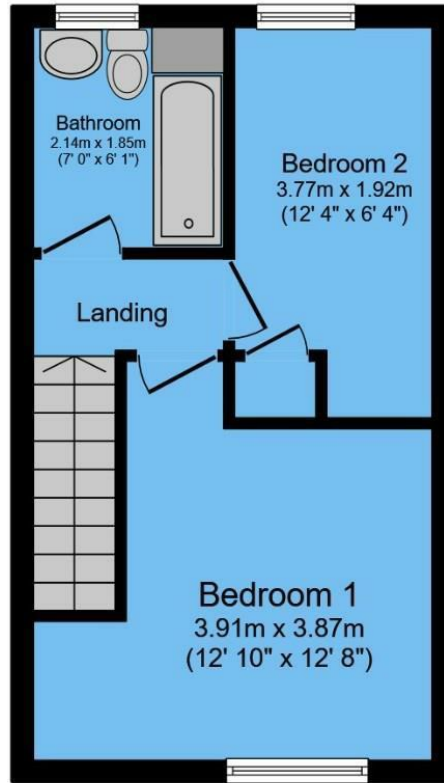
VIEWINGS AVAILABLE NOW - BOOK YOURS - CALL HUNTERS!







**Ground Floor**



**First Floor**

## 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>		69	78
(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	

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 54.9 sq.m. (591 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.



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