



HUNTERS
HERE TO GET *you* THERE

101 Storforth Lane, Hasland, Chesterfield, S41 0PZ

- TWO BEDROOM SEMI
- DRIVEWAY PARKING
- WELL PRESENTED THROUGHOUT
- HIGHLY POPULAR AREA
- SOUTH FACING REAR GARDEN
- VIEW NOW

Offers In The Region Of £215,000

HUNTERS[®]
HERE TO GET *you* THERE

BEAUTIFUL TWO BEDROOM SEMI DETACHED HOUSE ON A GOOD SIZED, SOUTH FACING PLOT!

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.

Really well presented home - PERFECT FOR FIRST TIME BUYERS OR DOWNSIZERS ALIKE - this property comprises:- entrance hall, bay windowed front reception room, a second reception room with understairs store and patio doors onto the rear garden & fitted kitchen.

To the first floor are two bedrooms (both with fitted wardrobes) & four piece family bathroom.

Gas central heating & uPVC double glazed.

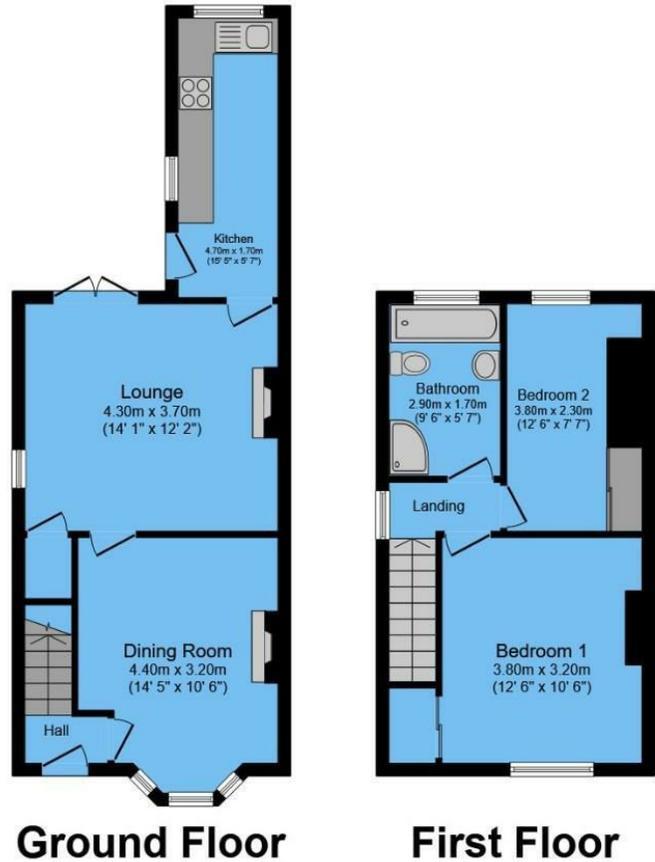
Externally the property has driveway parking for multiple cars & enclosed, south facing garden with patio, decked & lawn areas - a brilliant selling point to the property which must be viewed.

FREEHOLD | COUNCIL TAX BAND A

VIEWINGS AVAILABLE NOW - DONT MISS OUT - CALL HUNTERS TO BOOK YOURS!







Ground Floor

First Floor

Total floor area 75.3 sq.m. (810 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			<div style="text-align: center;"> 82 66 </div>
(81-91) B			
(69-80) C			
(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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