



16 Hazel Avenue, Lower Pilsley, Chesterfield, S45 8DX

- NO UPWARD CHAIN
- OPEN PLAN LOUNGE
- TILED BATHROOM
- DRIVEWAY PARKING
- HEAD OF CUL DE SAC
- 3 GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- CALL HUNTERS NOW

Guide Price £140,000

HUNTERS®

HERE TO GET *you* THERE

NO CHAIN, HEAD OF CUL DE SAC LOCATION, THREE BEDROOM MID TOWN HOUSE - IN NEED OF FULL MODERNISATION.

The village of Pilsley lies approx 7 miles south of Chesterfield and has all the amenities needed in a village - schools, pubs, transport, pharmacy & village shops all close by. Situated in a semi rural village location, close to local amenities, Hardwick Hall, country walks, five pits trail & great for M1 access J29.

On the ground floor, you will find the entrance porch, open plan lounge to the dining area with sliding door onto the rear garden, and kitchen.

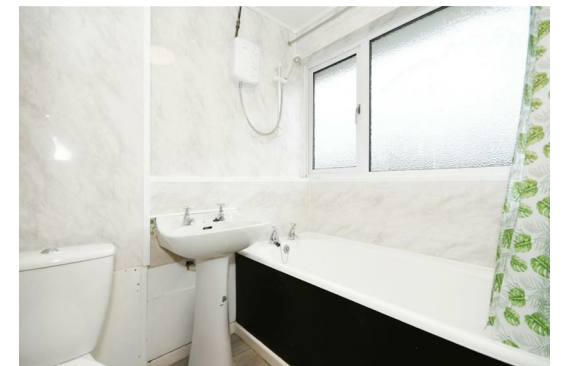
Going upstairs are three well proportioned bedrooms and a tiled, three piece suite bathroom.

Gas fire in lounge (no central heating system), uPVC double glazed windows. Re-wired in 2018.

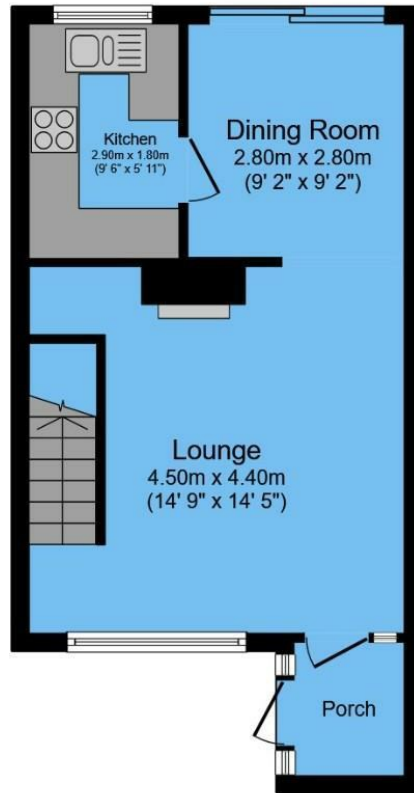
Enclosed rear garden with driveway parking to the front.

Don't miss out on putting your own stamp onto this property. Call Hunters to book your viewing now!

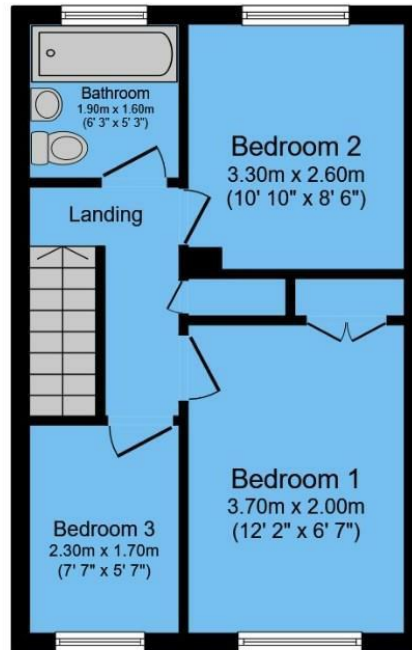
Freehold, Tax Band A, EPC Rating D.







Ground Floor



First Floor

Total floor area 68.0 m² (732 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	55	
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>