



## 14 Birdholme Crescent, Birdholme, Chesterfield, S40 2TQ

- Three spacious bedrooms
- Built in 1950's
- Potential off-road parking (STPP)
- Auction sale, fees apply
- Mid-terrace house
- Needs full modernisation
- No onward chain

By Auction £75,000

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**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £75,000\* BIDDING CLOSES TBA\* FEES APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](http://HUNTERS.COM) SELECT AUCTIONS**

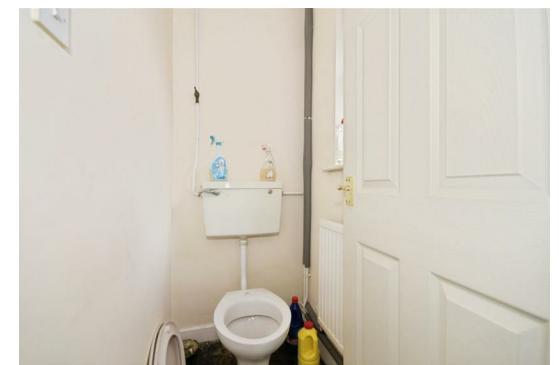
**GREAT SIZE FAMILY HOME!** Close to Chesterfield Town Centre. This mid-terrace house presents an exciting opportunity for both investors and first-time buyers.

Built in 1950's, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The house features a single reception room, kitchen & downstairs WC.

One of the standout features of this property is its potential for off-road parking, subject to planning permission.

With a rental potential of approximately £800 per calendar month, this property could yield a promising return for investors looking to expand their portfolio.

**OFFERED WITH NO CHAIN** - while the house is in need of full modernisation, this presents a blank canvas for buyers to create their home tailored to their tastes and preferences.





#### NOTE FOR BUYERS:

##### Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

##### Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day. There is an additional buyer premium of £3,000 (incl. VAT) which will be charged immediately online.

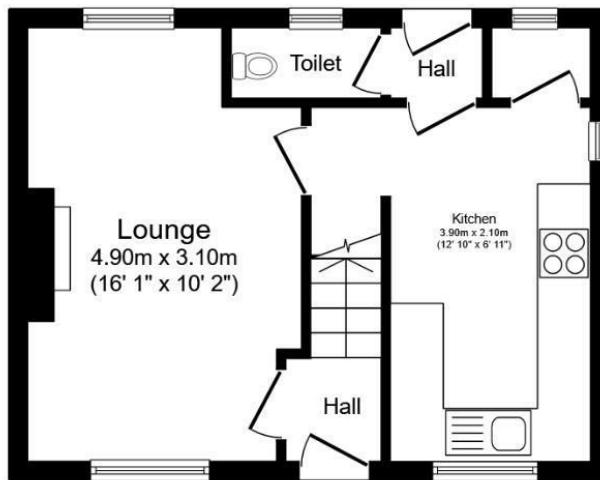
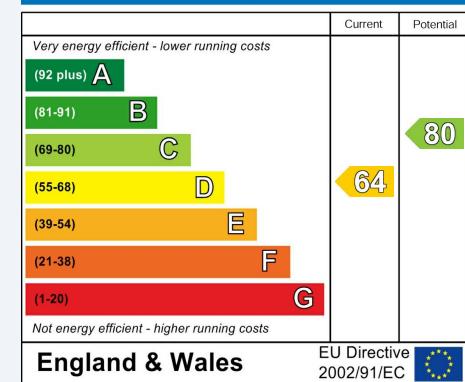
Hunters and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](http://HUNTERS.COM/AUCTIONS)

# ENERGY PERFORMANCE CERTIFICATE

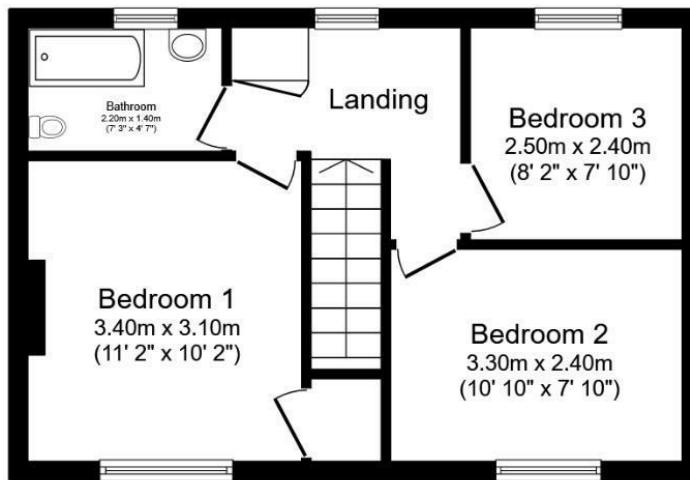
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Energy Efficiency Rating



**Ground Floor**

Floor area 31.2 sq.m. (336 sq.ft.)



**First Floor**

Floor area 36.3 sq.m. (390 sq.ft.)

Total floor area: 67.4 sq.m. (726 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



## 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.

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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