



## 7 Fir Street, Hollingwood, Chesterfield, S43 2JQ

- TWO BEDROOMS
- RECENTLY REFURBISHED
- POPULAR RESIDENTIAL AREA
- SEMI DETACHED
- GARDENS TO THREE SIDES
- VIEW NOW

**Offers In The Region Of £160,000**

**HUNTERS®**

HERE TO GET *you* THERE



# TWO BEDROOM SEMI - BEAUTIFUL FIRST TIME BUYER HOME - RECENTLY REFURBISHED BY THE CURRENT OWNERS!

Situated in the popular area of Hollingwood which has a excellent range of local amenities, schooling, transport links & canal walks.

Contemporary decor throughout, the property comprises:- entrance hall, lounge, kitchen / diner with breakfast bar, two first floor double bedrooms & modern family bathroom / WC.

Outside there is gardens to three sides, plenty of on road parking on a quiet side road with the potential of creating driveway parking subject to the relevant planning permissions.

There is a shed and an outhouse with two rooms in for storage outside. Also working W/C inside one of them.

Gas supplied to the property for the boiler & hot water.

Gas central heating in the kitchen & gas fire in the lounge - with electric heating alongside this downstairs.

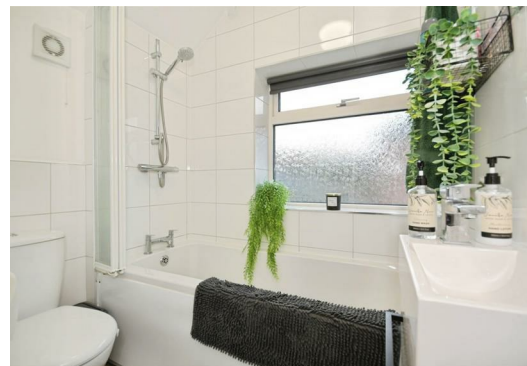
Electric heating upstairs.

Double glazed throughout.

A wonderful prospect with potential to extend subject to planning permission.

VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOURS NOW

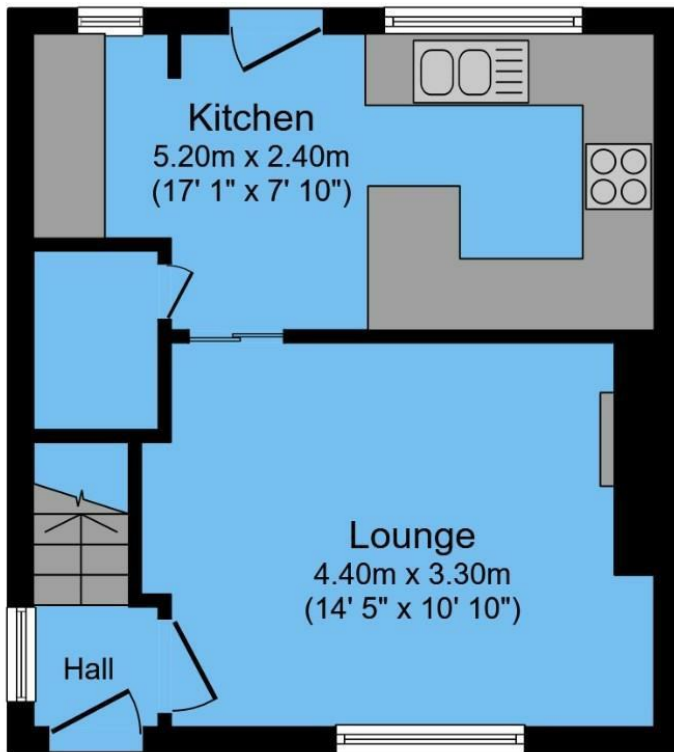
FREEHOLD | COUNCIL TAX BAND A



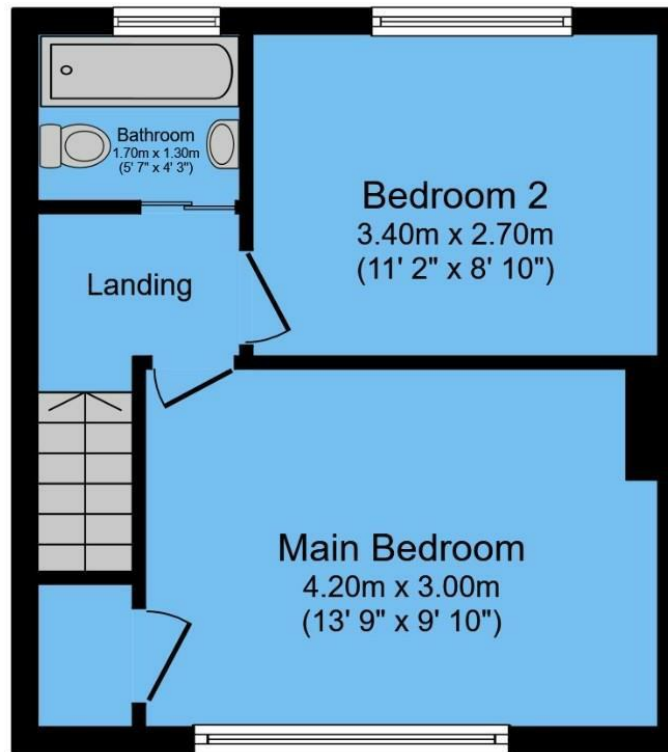








**Ground Floor**



**First Floor**

Total floor area 60.3 sq.m. (649 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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>46</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

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

Tel: 01246 540540 Email:

[Chesterfield@hunters.com](mailto:Chesterfield@hunters.com) <https://www.hunters.com>