



## 21 Tulip Avenue, Holmewood, Chesterfield, S42 5GY

- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PARKING
- NEWLY BUILT HOME
- TWO DOUBLE BEDROOMS
- GOOD SIZED REAR GARDEN
- CALL HUNTERS NOW

**Guide Price £170,000**



**HUNTERS®**  
HERE TO GET *you* THERE

\*\*NEW LOWER GUIDE PRICE OF £170,000 TO  
£180,000\*\*

Offered with no chain, this modern two-bedroom semi-detached home—built in 2023—presents an ideal opportunity for first-time buyers, downsizers, or investors.

Located on the sought-after south side of Chesterfield in Holmewood, the property benefits from excellent access to the Five Pits Trail, a range of local amenities, and convenient proximity to M1 Junction 29.

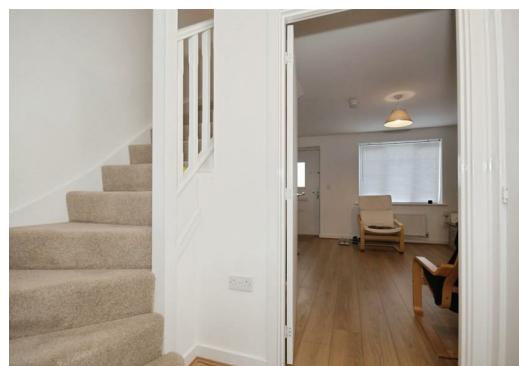
The ground floor features a welcoming lounge, a contemporary kitchen-diner with space for family meals, and a useful downstairs WC. Upstairs, you'll find two well-proportioned double bedrooms along with a stylish three-piece bathroom suite.

The home is equipped with gas central heating and uPVC double-glazed windows throughout, ensuring comfort and energy efficiency year-round.

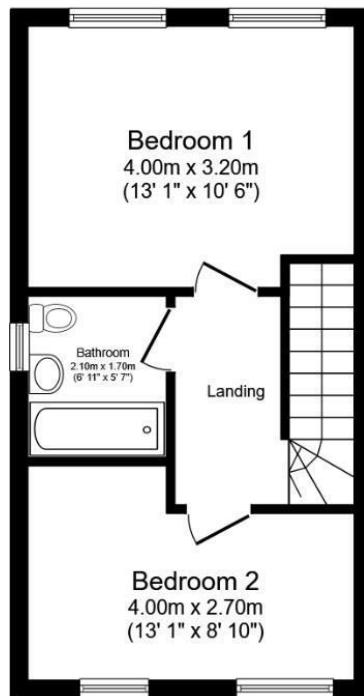
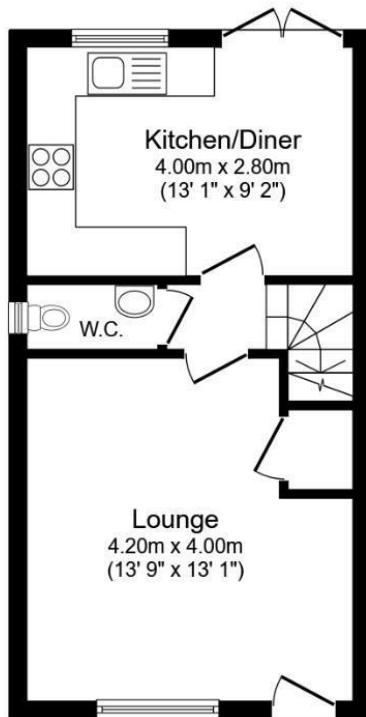
Outside, the property boasts a good-sized rear garden—perfect for entertaining or relaxing—and a side driveway providing off-road parking for two cars.

Don't miss out on viewing this property, call Hunters to view now!

FREEHOLD | TAX BAND A | EPC RATING B







Total floor area: 64.0 sq.m. (689 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.



## 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	96	
(81-91) B	83	
(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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