



## 18 Central Avenue, Boythorpe, Chesterfield, S40 2PQ

- NO CHAIN
- FRONT GARDEN (POTENTIAL FOR DRIVE, STPP)
- MODERN THROUGHOUT
- THREE BED SEMI
- REAR GARDEN
- READY TO MOVE INTO

Offers In The Region Of £170,000

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

Situated in the heart of Chesterfield Town Centre, this beautifully refurbished three-bedroom property offers the perfect blend of space, style, and location. Whether you're a first-time buyer, growing family, or investor, this home ticks all the boxes.

Boasting brand new interiors throughout, the property features: a welcoming entrance hall, two spacious reception rooms, a sleek modern kitchen, convenient downstairs WC.

Upstairs, the home offers: two generously sized double bedrooms and a comfortable single bedroom, a stylish family bathroom with shower over bath and an additional separate WC.

Externally, the property has on road parking, front lawn (with potential to create off road parking subject to planning permission) and rear garden backing onto the William Rhodes Primary School.

Located just a short stroll from Queens Park and the vibrant amenities of Chatsworth Road, the home benefits from excellent transport links, including close proximity to the M1 motorway and nearby local schools.

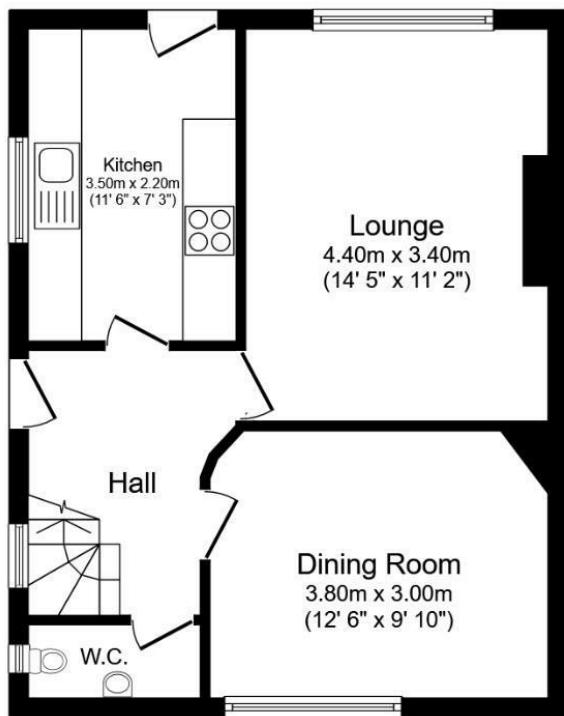
With no onward chain, this is a hassle-free purchase opportunity. For investors, the property presents a strong rental yield, with an expected return of approximately £900 per month.

Don't miss your chance to secure a turn-key home in a convenient location – book your viewing today!

FREEHOLD | COUNCIL TAX BAND A







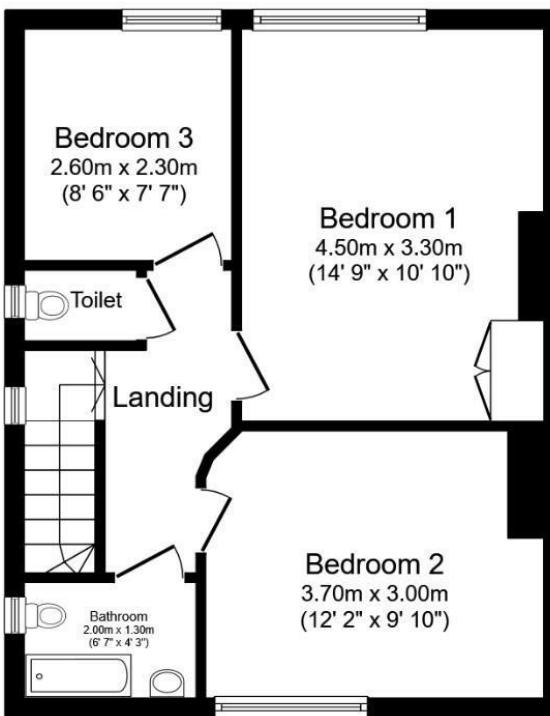
**Ground Floor**  
Floor area 43.8 sq.m. (471 sq.ft.)

Total floor area: 87.6 sq.m. (943 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.

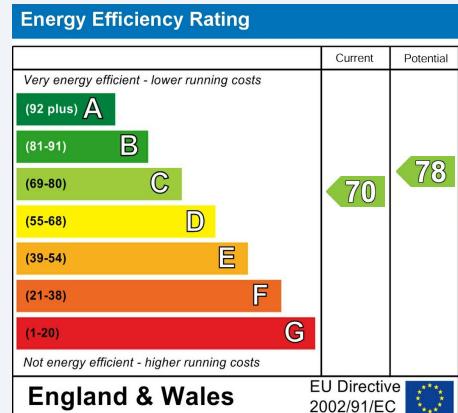


**First Floor**  
Floor area 43.8 sq.m. (471 sq.ft.)

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## 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.



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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