



9 The Green, Hasland, Chesterfield, S41 0LW

- MODERN LOUNGE
- KITCHEN DINER
- SPACIOUS CONSERVATORY
- TWO GOOD SIZED BEDROOMS
- FULLY TILED BATHROOM
- REAR GARDEN
- WALKING DISTANCE TO HASLAND AMENITIES
- CALL HUNTERS NOW

Guide Price £150,000 - £160,000

HUNTERS®
HERE TO GET *you* THERE

****REDUCED TO A LOWER GUIDE PRICE OF £150,000 -
£160,000****

Charming Two Bedroom End-Terraced Home in Hasland

Located in the heart of popular Hasland, this well-presented two bedroom end-terraced house offers a fantastic blend of convenience and comfort—perfect for first-time buyers, downsizers, or investors alike. Situated within easy walking distance to local shops, schools, doctors, and frequent bus routes into Chesterfield, the home also benefits from quick access to M1 Junction 29, making commuting simple. For leisure, you'll find the beautiful Five Pits Trail Country Park and South Chesterfield Golf Club just minutes away.

The ground floor comprises a welcoming lounge, a spacious kitchen diner, and a generously sized conservatory that overlooks the rear garden—ideal for entertaining or relaxing all year round.

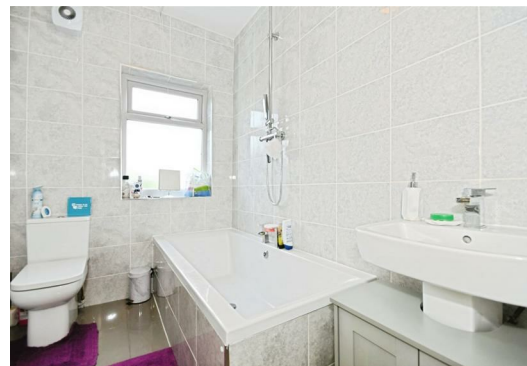
Upstairs, there are two well-proportioned bedrooms and a modern, fully tiled three-piece bathroom suite.

Additional benefits include gas central heating via a combi boiler, uPVC double glazed windows, and a new roof, soffits, fascias & guttering fitted since the current ownership began.

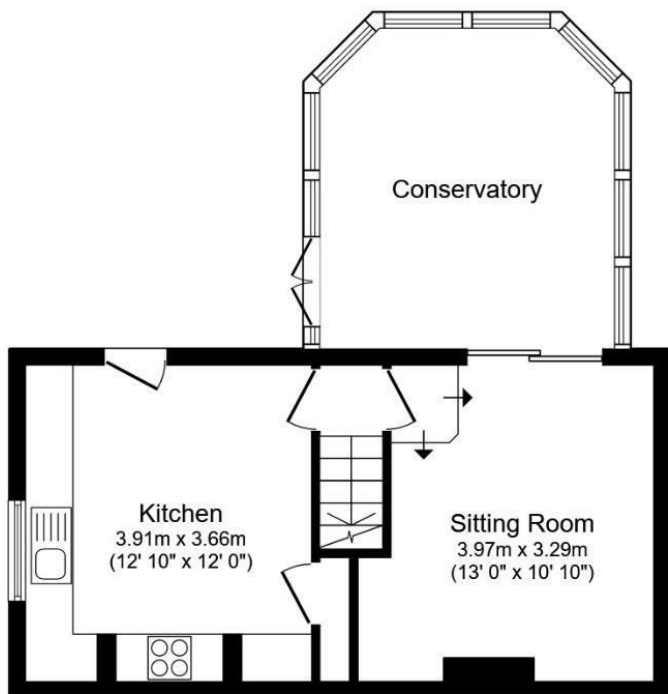
Outside, the property enjoys a garden with a lawned area and patio, perfect for summer evenings.

A superb opportunity to acquire a well-located and well-maintained home in a sought-after area—early viewing is highly recommended. Call Hunters now!

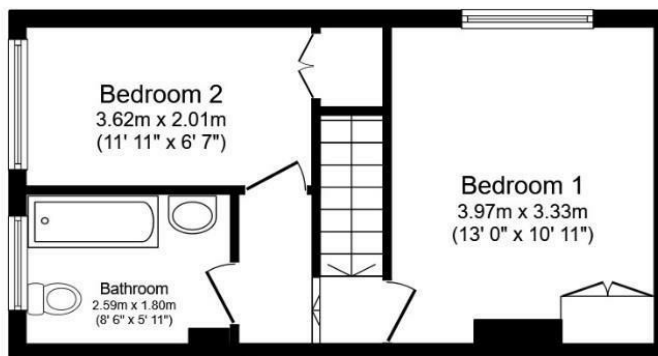
Freehold, Tax Band A, EPC Rating D.







Ground Floor
Floor area 47.1 sq.m. (507 sq.ft.)



First Floor
Floor area 31.8 sq.m. (342 sq.ft.)

Total floor area: 78.9 sq.m. (849 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

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		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(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>