

SOLED

subject to contract



147 Calow Lane, Hasland, Chesterfield, S41 0TU

- EXTENDED 3 bed detached
- HUGE POTENTIAL - attic room
- Detached garage
- NO CHAIN | COUNTRYSIDE VIEWS
- Loads of off street parking
- SOUGHT AFTER AREA

Guide Price £230,000

HUNTERS[®]
HERE TO GET *you* THERE

GUIDE PRICE OF £230,000 TO £260,000

Substantial, extended three bedroom detached house offered with **NO CHAIN**, offering **HUGE POTENTIAL** with large attic room.

Sought after area - with open countryside views to the front! Loads of off street parking & detached garage, enclosed private rear patio.

A family home comprising:- wide entrance hall, spacious through lounge diner, extended fitted kitchen.

Three first floor bedrooms, extended spacious family bathroom with corner bath & separate shower cubicle.

Potential to installed spiral staircase into the loft to create a fourth bedroom (subject to permission).

Gas centrally heated & double glazed.

Close to Hasland amenities & popular schools, great for access to Chesterfield & M1 (J29).

Don't miss out - arrange your viewing now!!!

FREEHOLD - COUNCIL TAX BAND C



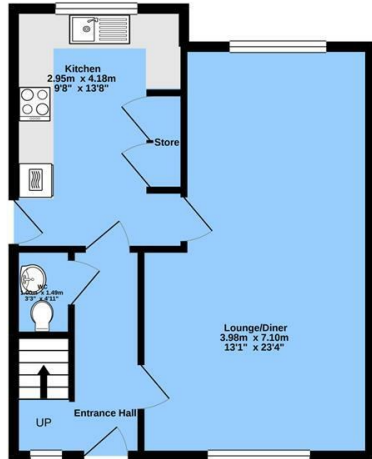


ENERGY PERFORMANCE CERTIFICATE

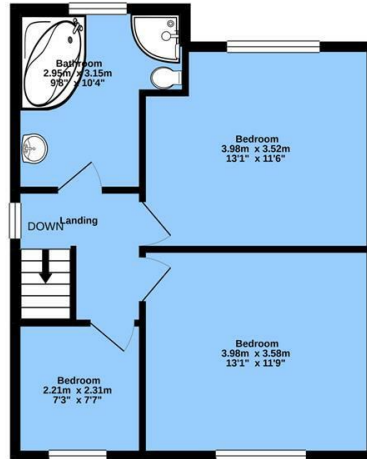
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

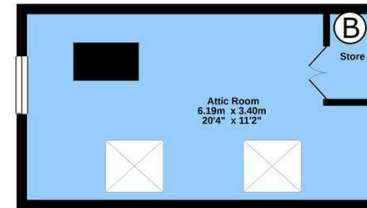
GROUND FLOOR
45.9 sq.m. (494 sq.ft.) approx.



1ST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



2ND FLOOR
20.3 sq.m. (218 sq.ft.) approx.



TOTAL FLOOR AREA : 112.1 sq.m. (1206 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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