



## 35 Harlethorpe Avenue, Clowne, Chesterfield, S43 4AF

- Semi detached 2 bedroom bungalow
  - Superb village location close to all amenities
    - Fitted Kitchen, 2 Bedrooms
  - Gas central heating & uPVC double glazed
- AVAILABLE WITH NO UPWARD CHAIN
    - Entrance hall, Lounge
    - Fitted bathroom

**Reduced To £155,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

AVAILABLE WITH NO ONWARD CHAIN AND REDUCED TO £155,000 - located in the popular village of Clowne is this perfect 2 bed semi detached property.

Clowne offers some great amenities, supermarket, shops, doctors are all within easy reach. Commuter access to Chesterfield, Worksop, Sheffield & Nottingham are all within close proximity as M1 J30 is only a short distance away from the property.

The property itself is all on one level and comprises:-

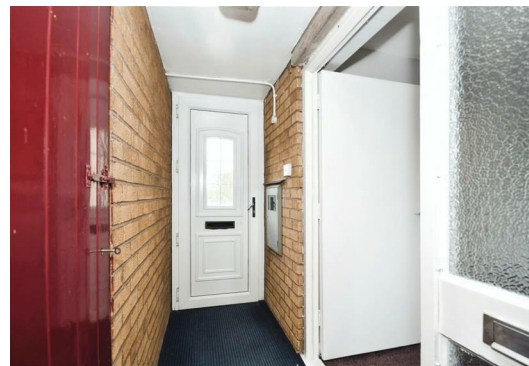
Entrance hall, Lounge, 2 bedrooms, Fitted Kitchen and fitted Bathroom. The bathroom is adapted for people with restricted mobility and offers WC, wash hand basin & walk in shower area.

There are also two large attached outbuildings with electric to the side of the bungalow.

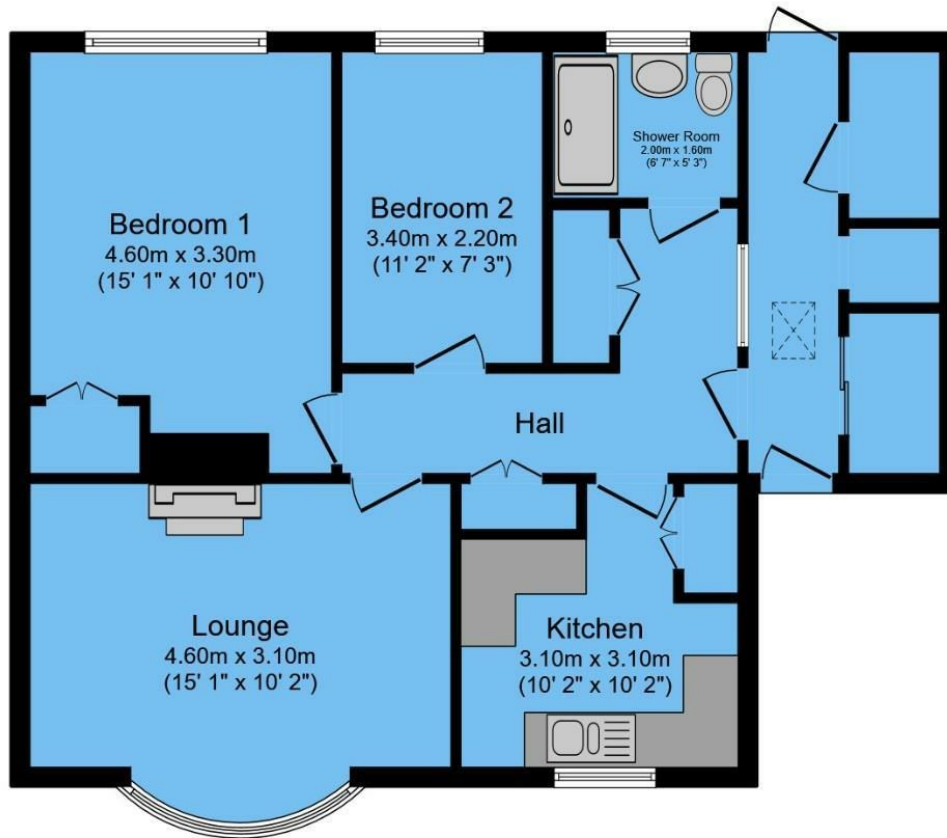
Gas central heating, uPVC double glazed & the property benefits for ample of storage with two large cupboards in the hall & one in the bedroom.

Lawned gardens to front & rear, on street parking.

VIEWING BY APPOINTMENT ONLY - call Hunters to view.







Total floor area 71.5 m<sup>2</sup> (770 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).

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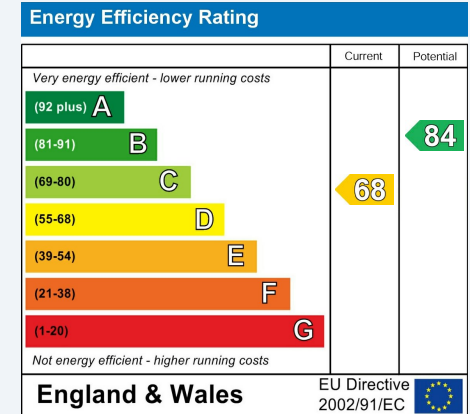
## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## 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

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>