



1 Holbeck Avenue, Bolsover, Chesterfield, S44 6XT

- Superb 2 bed semi detached
- Delightful corner plot with much larger than average rear garden
 - Ent hall, Lounge, Modern fitted Breakfast Kitchen
 - Gas central heating (combi boiler) & uPVC double glazed
 - MUST BE VIEWED
- Modern property - ideal for a starter home or rental property
 - Very well presented - tastefully decorated
- 2 good sized bedrooms & bathroom with bath & shower over
 - Driveway for 2 cars & potential space for garage (STP)
 - Call Hunters today

Guide Price £150,000

HUNTERS[®]
HERE TO GET *you* THERE

GUIDE PRICE OF £150,000 TO £160,000

ATTENTION FIRST TIME BUYERS & LANDLORDS - take a look at this fantastic 2 bedroom modern semi detached property.

Located on a very popular estate close to the village of Bolsover - within easy reach of lots of amenities!!

Schools, supermarket, doctors, village shops and country side all within a short drive! Also perfectly located for access to Chesterfield, Mansfield, Worksop and M1 J29A.

The property occupies an inverted corner plot offering a superb large rear garden with out buildings.

Internally the property has been immaculately kept and is decorated to a high standard.

The accommodation comprises:- entrance hall, Lounge and a modern fitted Breakfast Kitchen.

On the first floor are 2 well proportioned bedrooms and the bathroom with bath & shower over.

Gas central heating (modern combi boiler) controlled by a smart Nest thermostat and external doors replaced since the EPC.

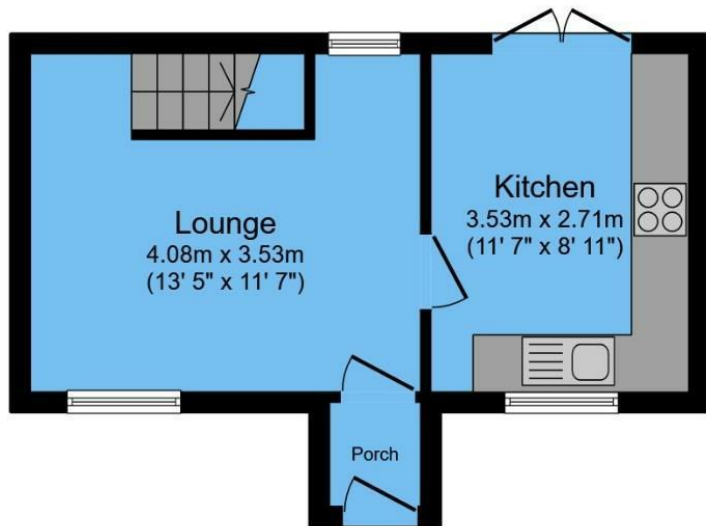
Driveway for parking 2 vehicles and potential space for a garage - subject to planning.

THIS IS A MUST SEE - call Hunters today to arrange your viewing.

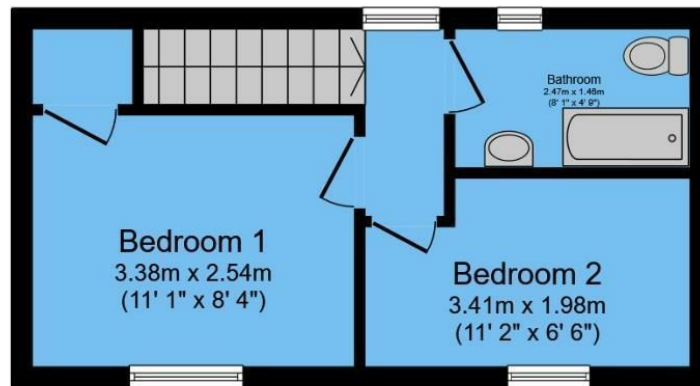
Freehold, Tax Band A, EPC Rating D.







Ground Floor



First Floor

Total floor area 49.9 m² (537 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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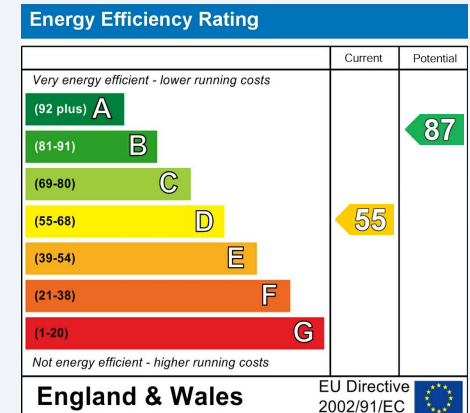
Viewing

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

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