



151 Masefield Avenue, Holmewood, Chesterfield, S42 5TN

- WELL PRESENTED PROPERTY
 - 3 GOOD SIZED BEDROOMS
 - LANDSCAPED REAR GARDEN
 - TAX BAND B, EPC RATING B
- MODERN KITCHEN DINER
 - FAMILY BATHROOM
 - DETACHED GARAGE
 - CALL HUNTERS NOW

Reduced To £190,000

HUNTERS®
HERE TO GET *you* THERE

**REDUCED AND PRICED TO SELL (GUIDE
PRICE OF £190,000 TO £200,000)**

**NO CHAIN, CORNER PLOT, THREE BEDROOM
SEMI DETACHED HOUSE.**

**Situated the South side of Chesterfield,
Holmewood, has ideal access to the Five Pits Trail,
local amenities & within easy access of M1 J29.**

**As you enter this well presented property,
downstairs you will find the lounge, WC,
and kitchen diner with double doors out onto the rear
garden.**

**Going upstairs there are three well proportioned
bedrooms and a three piece suite family bathroom.**

**Gas central heating (combi boiler) and uPVC
double glazed windows.**

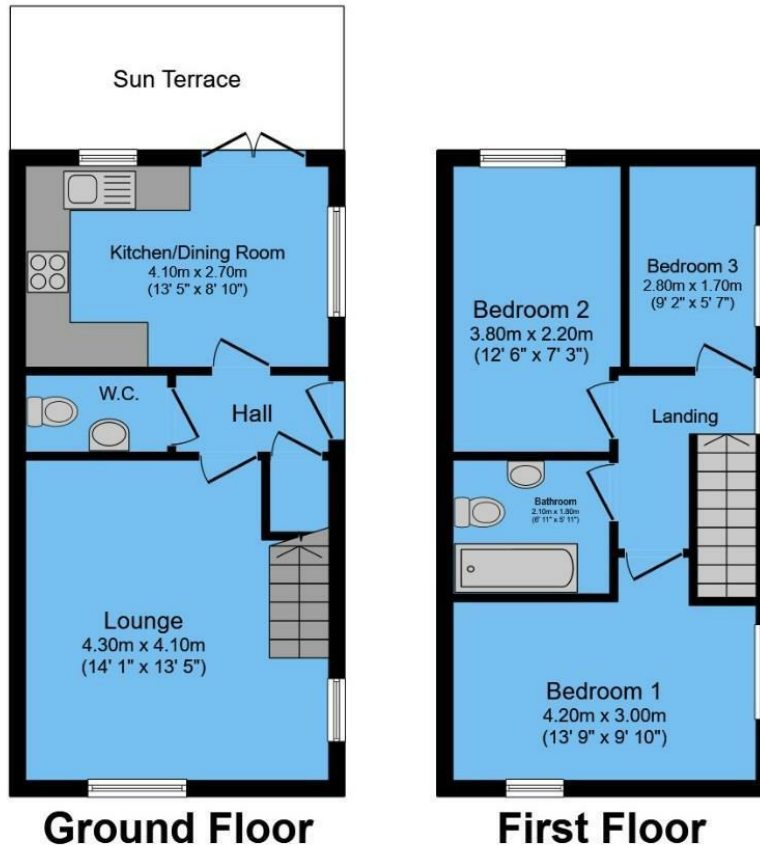
**LANDSCAPED rear garden and a detached
garage and parking to the side of the property.**

**Don't miss out on viewing this property, call Hunters
to book your viewing now!**

Freehold, Tax Band B, EPC Rating B.







Total floor area 67.1 m² (723 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(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

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