



27 Kent Street, Hasland, Chesterfield, S41 0PJ

- WELL PRESENTED SEMI DETACHED HOUSE
 - OPEN KITCHEN DINER
 - 3 PIECE SUITE BATHROOM
 - ON STREET PARKING

- 2 DOUBLE BEDROOMS
 - MODERN LOUNGE
 - PATIO REAR GARDEN
 - CALL HUNTERS NOW

Offers In The Region Of £190,000 - £210,000

HUNTERS®

HERE TO GET *you* THERE

****REDUCED FOR QUICK SALE****

This **BEAUTIFULLY MODERNISED, TWO DOUBLE BEDROOM SEMI DETACHED HOUSE** in the sought-after area of Hasland offers a fantastic living space in a highly convenient location.

Just a short walk from local amenities, including shops, schools, doctors' offices, and bus routes to Chesterfield, this property is ideal for those seeking a blend of comfort and practicality. For those commuting or seeking outdoor leisure, the M1 Junction 29, the Five Pits Trail country park, and South Chesterfield Golf Club are all just minutes away by car.

The property has been thoughtfully modernised by the current owner with having new external doors, windows, downstairs radiators, consumer unit (to meet electrical requirements) and fully re-plastered throughout.

Downstairs, you'll find a welcoming porch leading into a spacious lounge, followed by a dining room with bi-fold doors that open to the rear garden, perfect for entertaining.

The dining room flows into the stylish modern, fully refurbished kitchen with an integrated fridge freezer, oven, hob, and extractor fan. There is a walk-in pantry (good for storage). Off the kitchen is a sunroom facing the south facing rear garden.

Upstairs, the home features two generously sized double bedrooms, bedroom 2 benefiting from a walk-in wardrobe. Also with a well-presented three-piece suite bathroom.

The property benefits from gas central heating (recently fitted combi boiler) and new, uPVC double-glazed windows throughout, ensuring comfort and energy efficiency.

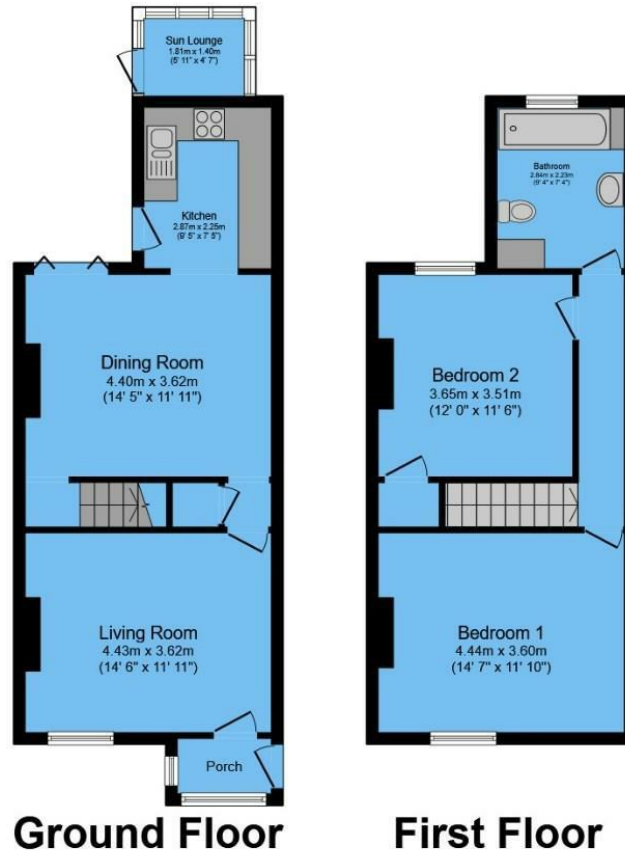
To the rear of the property is a well-maintained, easy-to-care-for patio garden, offering a private outdoor space to enjoy. The property also has on-street parking at the front, providing added convenience.

This property is an ideal choice for anyone looking for a move-in-ready home in a fantastic location with easy access to local amenities, transport links, and outdoor activities.
Call Hunters to view now!

Freehold, Tax Band A, EPC Rating D.







Total floor area 91.8 m² (988 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		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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>