



## 27 Moorfield Avenue, Bolsover, Chesterfield, S44 6EJ

- WELL MAINTAINED PROPERTY
- KITCHEN OPENING INTO DINER
  - MODERN BATHROOM
  - DOUBLE DRIVEWAY
- GREAT FIRST HOME
- 3 GOOD SIZED BEDROOMS
  - SPACIOUS GARDEN
  - CALL HUNTERS NOW

**Guide Price £170,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*\*Guide Price £170,000 to £175,000\*\***

**This WELL MAINTAINED, THREE BEDROOM MID TERRACED HOUSE** is the perfect opportunity for first-time buyers looking to get on the property ladder.

Ideally located in the sought-after area of Bolsover, the property offers easy access to Bolsover Secondary School, the M1 motorway, and all local amenities. You'll find everything you need just moments away, including shops, a pharmacy, hairdressers, restaurants, and more in the charming Bolsover Village. Plus, the famous Bolsover Castle is just around the corner, offering a touch of history and beauty to your local surroundings.

As you step into the property, you're greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. The kitchen flows seamlessly into the dining room, creating a lovely open-plan space ideal for family meals and gatherings.

Upstairs, you'll find three well-proportioned bedrooms, offering plenty of space for a growing family or for those who need a home office or guest room. The modern three-piece suite bathroom is tastefully finished, providing a stylish and functional space for all your needs.

The property benefits from gas central heating and uPVC double-glazed windows throughout, ensuring comfort and energy efficiency.

To the rear, you'll discover a spacious garden with a patio area, perfect for outdoor dining, relaxation, or play. At the front, there's a double driveway offering off-road parking for two vehicles.

With its great location, excellent condition, and ample space, this property is an ideal choice for first-time buyers. Don't miss out on the chance to make this wonderful home yours!

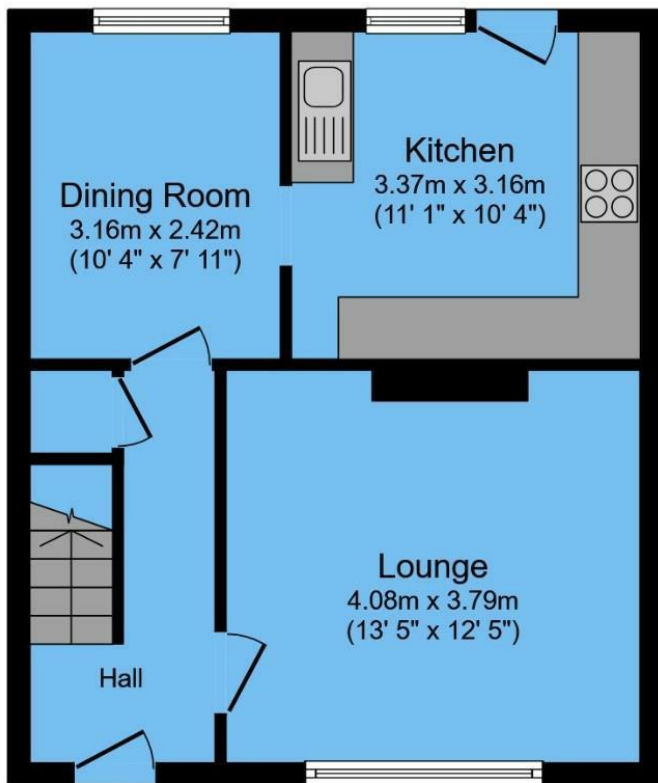
Freehold, Tax Band A, EPC Rating D.



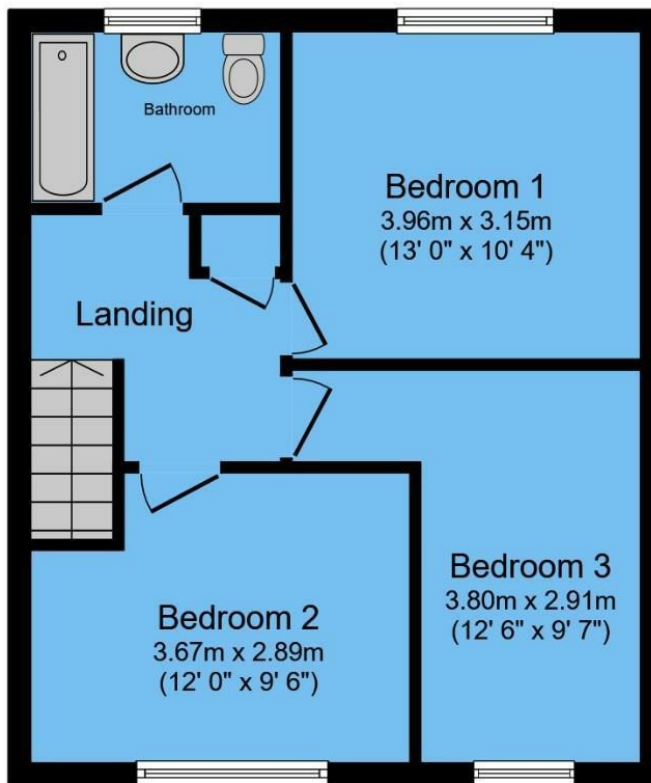








**Ground Floor**



**First Floor**

Total floor area 83.0 m<sup>2</sup> (894 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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>