



## 7 Sitwell Avenue, Boythorpe, Chesterfield, S40 2LS

- GREAT INVESTMENT
- LOUNGE WITH BAY WINDOW
- THREE GOOD SIZED BEDROOMS
- LONG REAR GARDEN
- IN NEED OF REFURBISHMENT
- KITCHEN OPENING INTO DINING ROOM
- TILED BATHROOM
- CALL HUNTERS NOW

**Guide Price £150,000 - £155,000**

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



**\*\*GUIDE PRICE £150,000 - £155,000\*\***

Offered with, this **THREE BEDROOM SEMI DETACHED HOUSE** is located in the sought-after area of Boythorpe, just a short distance from Chesterfield Town Centre, Queens Park, and the bottom of Chatsworth Road. With excellent access to nearby schools and fantastic transport links including the M1, this property presents a superb opportunity for buyers looking to renovate and make a home their own.

In need of refurbishment, this home is ideal for anyone wanting to put their personal stamp on a property. The ground floor features an entrance hallway, a bright lounge with a bay window, and a kitchen that opens up into the dining room, creating a great space for everyday living or entertaining.

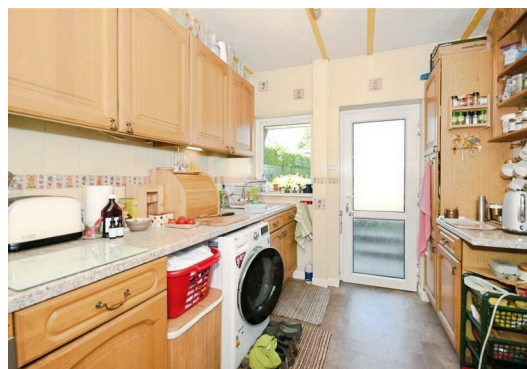
Upstairs, the property boasts three well-proportioned bedrooms and a fully tiled three-piece bathroom suite.

Additional benefits include gas central heating and uPVC double glazing throughout.

Externally, there is a generously sized rear garden, offering plenty of potential, along with a low-maintenance patio/yard area to the front.

This is a fantastic opportunity for investors, first-time buyers, or families looking for a project in a well-connected and popular location.

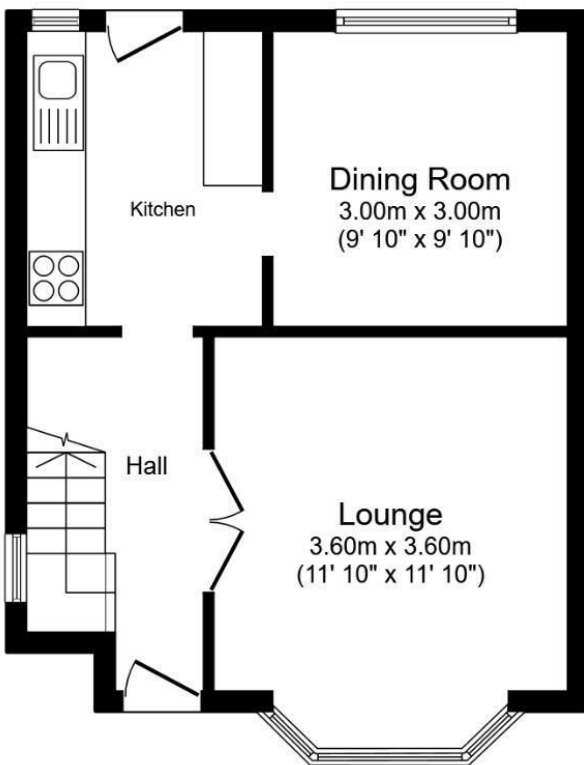
Freehold, Tax Band A, EPC Rating C.





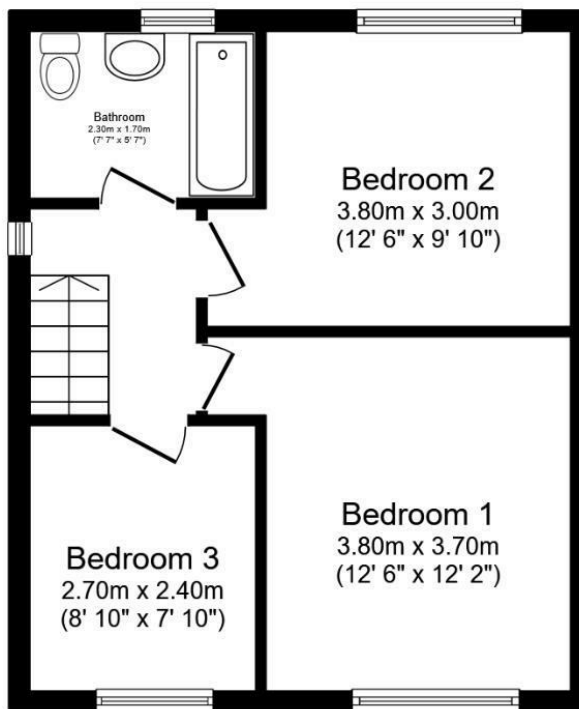






**Ground Floor**

Floor area 37.5 sq.m. (404 sq.ft.)



**First Floor**

Floor area 36.9 sq.m. (397 sq.ft.)

Total floor area: 74.4 sq.m. (801 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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>