

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

48 East Crescent, Duckmanton, Chesterfield, S44 5ET

- IN NEED OF FULL REFURBISHMENT
- SPACIOUS LOUNGE
- TILED THREE PIECE SUITE BATHROOM
- DRIVEWAY AND DETACHED GARAGE
- CORNER PLOT
- THREE GOOD SIZED BEDROOMS
- PATIO GARDEN TO REAR
- CALL HUNTERS NOW

Offers In The Region Of £150,000



HUNTERS®

HERE TO GET *you* THERE

No Chain, Three Bedroom Semi-Detached Home – Corner Plot with Huge Potential!

Located in the popular village of Duckmanton, this three-bedroom semi-detached home offers an exciting opportunity for those looking to put their own stamp on a property offered with NO CHAIN. Situated on a generous corner plot, this home is in need of full refurbishment, making it perfect for investors or buyers seeking a project.

The location is ideal, with excellent transport links, including quick access to the M1 via Junction 29A, making commuting simple. Local shops, amenities, schools within the catchment area, and plentiful green spaces are all nearby, providing a convenient and family-friendly setting.

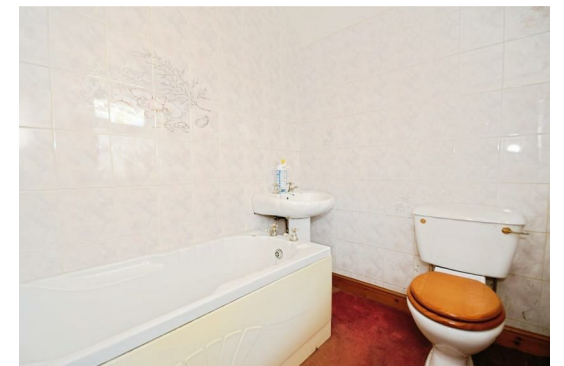
Downstairs, the property features a porch, a spacious lounge, a kitchen diner with great layout potential, and a handy WC.

Upstairs, you'll find three well-proportioned bedrooms and a fully tiled three-piece bathroom suite.

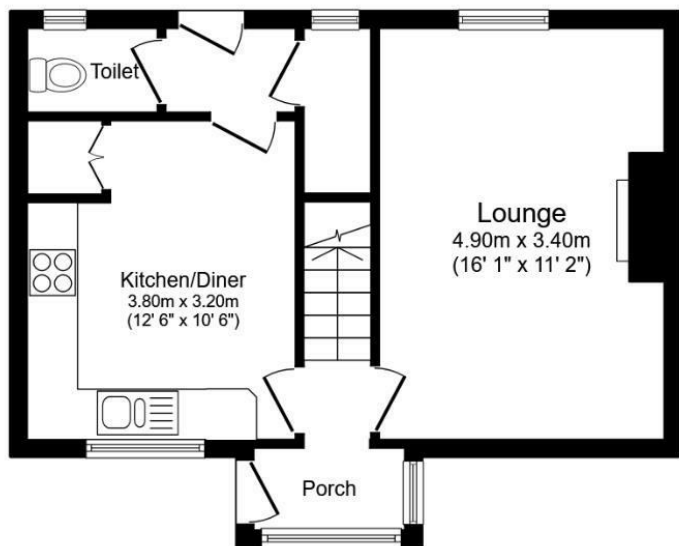
Externally, there is driveway parking and a detached garage to the front. To the rear, a patio garden offers a blank canvas, ready to be transformed into your own outdoor retreat.

Don't miss the chance to unlock the potential of this well-located property. Viewings are highly recommended. Call Hunters now!

Freehold, Tax Band A, EPC Rating C.

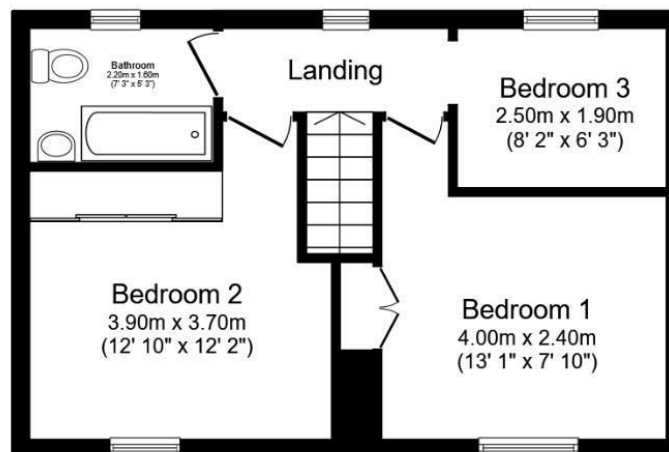






Ground Floor

Floor area 39.2 sq.m. (422 sq.ft.)



First Floor

Floor area 37.2 sq.m. (401 sq.ft.)

Total floor area: 76.4 sq.m. (823 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

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		
(81-91) B		84
(69-80) C	69	
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>