



## 99 Laurel Crescent, Hollingwood, Chesterfield, S43 2LJ

- NO ONWARD CHAIN
- KITCHEN WITH SEPARATE UTILITY
  - GOOD SIZED REAR GARDEN
  - IN NEED OF MODERNISATION
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
  - DRIVEWAY PARKING
  - CALL HUNTERS NOW

**Offers In The Region Of £160,000**

**HUNTERS®**

HERE TO GET *you* THERE

Offered for sale with no onward chain, this two-bedroom semi-detached bungalow presents an excellent opportunity for those looking to modernise and create their ideal home.

Situated in the popular residential area of Hollingwood, the property enjoys convenient access to an excellent range of local amenities, schools, and transport links, making it an ideal choice for a variety of buyers.

The accommodation briefly comprises an entrance porch, a spacious lounge, a kitchen with a separate utility room, two double bedrooms, and a three-piece suite bathroom.

The property benefits from uPVC double glazed windows throughout.

Outside, there is a good-sized rear garden with a patio area, perfect for relaxing or entertaining. To the front, there is a long driveway providing ample off-road parking and a low-maintenance pebbled area.

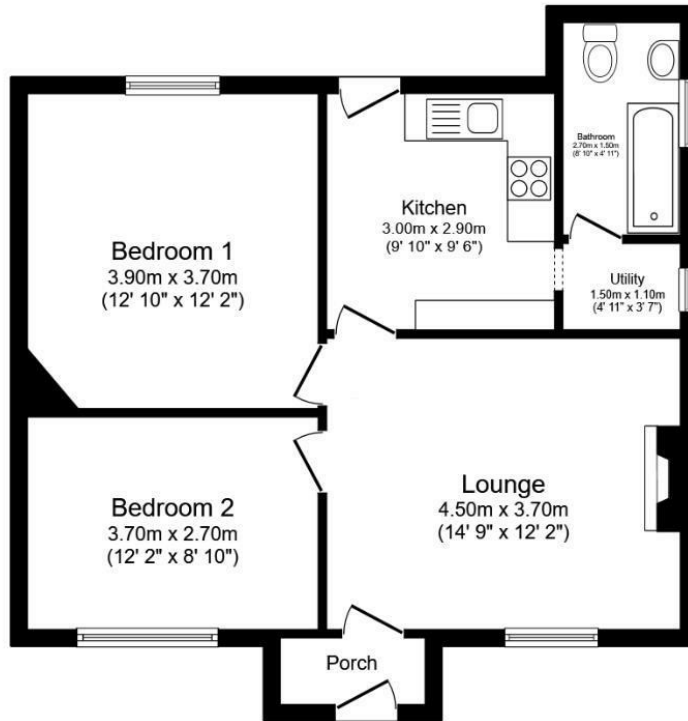
This property offers great potential to update and personalise to your own taste — an ideal project for first-time buyers, downsizers, or investors alike.

Viewing is highly recommended to appreciate the potential this home has to offer. Call Hunters to view now!

FREEHOLD | TAX BAND A







**Floor Plan**

Floor area 59.6 sq.m. (641 sq.ft.)

Total floor area: 59.6 sq.m. (641 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)



## 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>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | 61                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 30      |                         |
| (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

## 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.



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