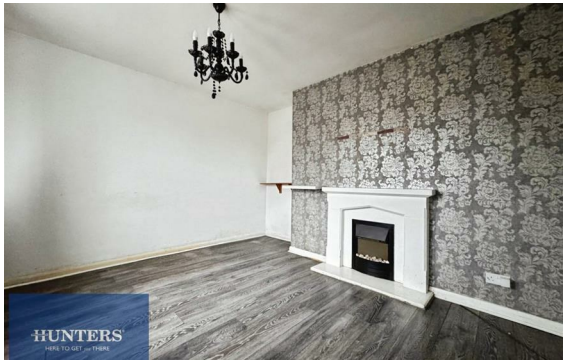








47 Rock Crescent, Holmgate, Clay Cross, Chesterfield, S45 9QT

- NO CHAIN
- SEMI DETACHED HOUSE
- DRIVEWAY PARKING
- THREE BEDROOM
- GOOD SIZE PLOT
- VIEW NOW

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £150,000

OFFERED WITH NO CHAIN & READY TO PURCHASE - THREE BEDROOM SEMI DETACHED HOUSE ON A GOOD SIZE PLOT!

Situated the South side of Chesterfield, Clay Cross, has all it's own village amenities including supermarket, shops, florists, hairdressers & much much more! Also being ideally situated for M1, Peak District & just a short drive to Ogston Reservoir.

IN NEED OF MODERNISATION BUT THE BASICS ARE THERE TO WORK FROM - the property comprises:- entrance hall, lounge, kitchen, dining room, three first floor bedrooms & bathroom. There is loft access from the landing.

Externally there is driveway parking for multiple cars, large rear garden which could be made into a fantastic outside space for family / entertaining.

Gas central heating - combi boiler installed September 2026.

VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS NOW TO BOOK YOUR VIEWING!

FREEHOLD | COUNCIL TAX BAND A

MORTGAGEABLE PROPERTY - Prospective purchasers are advised that this property features a non-traditional construction style, being a steel frame with brick external walls. It is important that prospective purchasers make their mortgage lender aware prior to submitting a mortgage application to ensure it is within their standard lending policy.











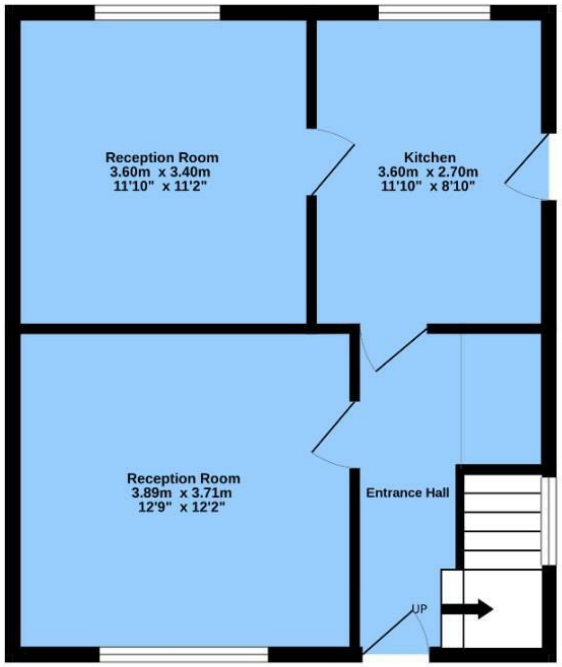
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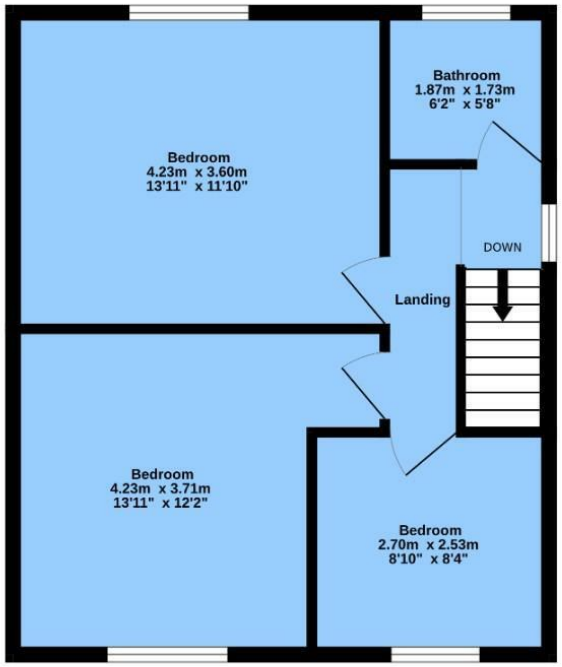

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GROUND FLOOR
44.6 sq.m. (480 sq.ft.) approx.



1ST FLOOR
44.6 sq.m. (480 sq.ft.) approx.

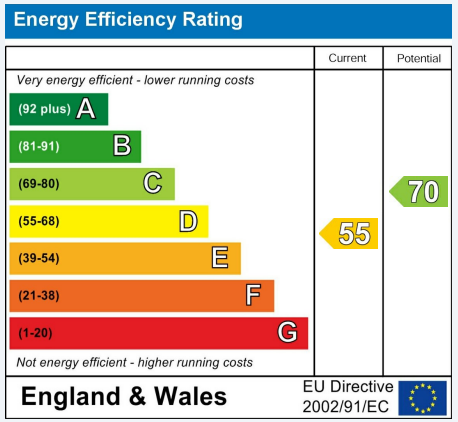


TOTAL FLOOR AREA : 89.2 sq.m. (960 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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

The Property Ombudsman