







24 Brooks Road, Barrow Hill, Chesterfield, S43 2NN

- GUIDE PRICE OF £120,000 TO £130,000
- SEMI DETACHED HOUSE
- WESTERLY FACING GARDEN
- THREE BEDROOM
- OFFERED WITH NO ONWARD CHAIN
- POTENTIAL TO CREATE OFF STREET PARKING (stpp)

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Guide Price £120,000 - £130,000

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THREE BEDROOM SEMI DETACHED HOUSE - IDEAL FIRST TIME BUY OR INVESTMENT - A BLANK CANVAS TO MAKE YOUR OWN - OFFERED WITH NO ONWARD CHAIN!

Located to the east side of Chesterfield with local shops, supermarkets, schools & parks nearby. Great easy access to the M1 J29A and Chesterfield.

This property comprises an entrance hall with access to the dining room to the front of the property. To the rear sees a spacious lounge and a kitchen with ample storage and access to the garden.

To the first floor sees three bedrooms all benefitting from built in storage for convenience. The accommodation is served by a family bathroom.

Externally, the property benefits from a front garden increasing kerb appeal, with potential to create off street parking (subject to planning permission). WESTERLY FACING GARDEN and useful outbuilding for extra storage.

FREEHOLD - COUNCIL TAX BAND A










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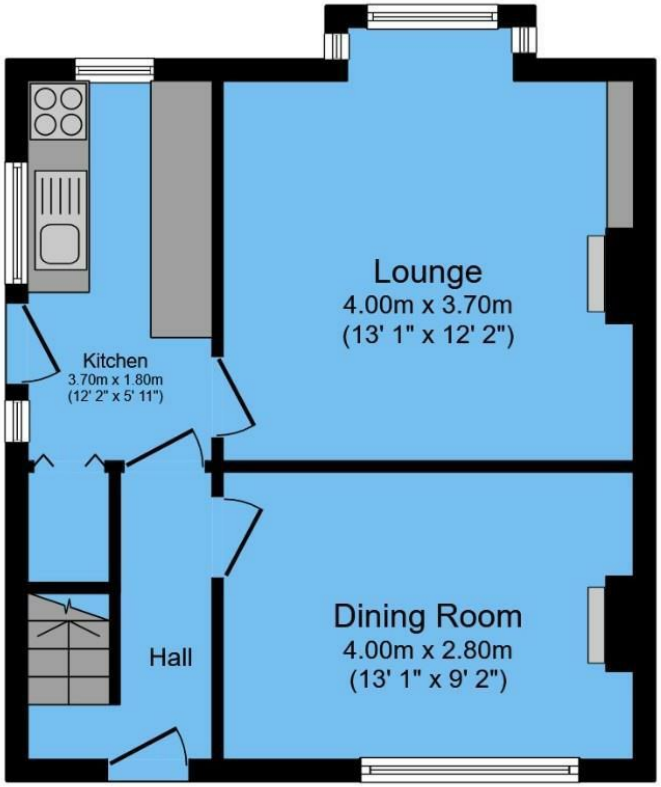
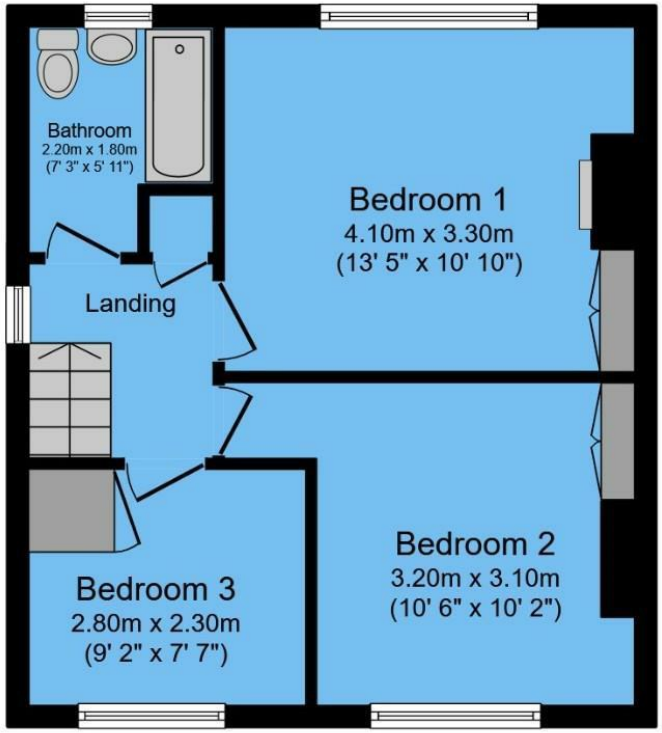


Ground Floor



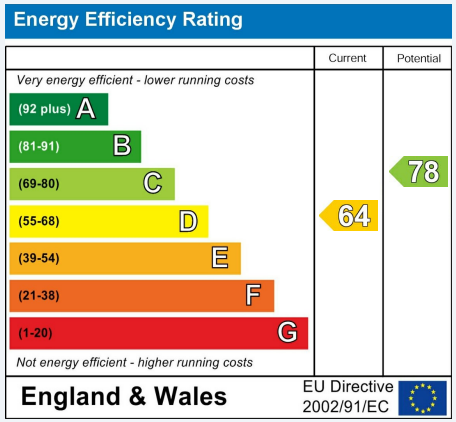
First Floor

Total floor area 78.7 sq.m. (847 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). Powered by www.focalagent.com

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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The Property Ombudsman