



161 Masfield Avenue, Holmewood, Chesterfield, S42 5TN

- TWO BEDROOMS
- PERFECT STARTER HOME
- DRIVEWAY PARKING
- SEMI DETACHED HOUSE
- WESTERLY FACING GARDEN
- VIEW NOW!

Offers In The Region Of £165,000

HUNTERS®
HERE TO GET *you* THERE

TWO BEDROOM SEMI DETACHED HOUSE - PERFECT STARTER HOME - CUL DE SAC LOCATION!

Situated the South side of Chesterfield, Holmewood, has ideal access to the Five Pits Trail, local amenities & within easy access of M1 J29.

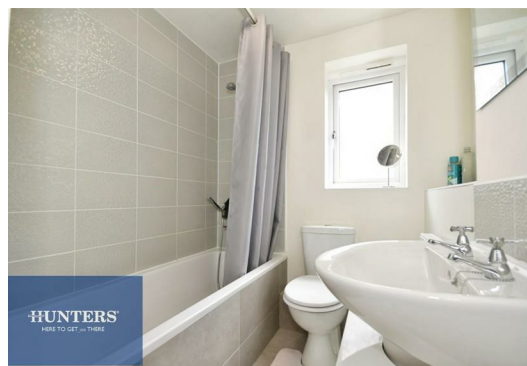
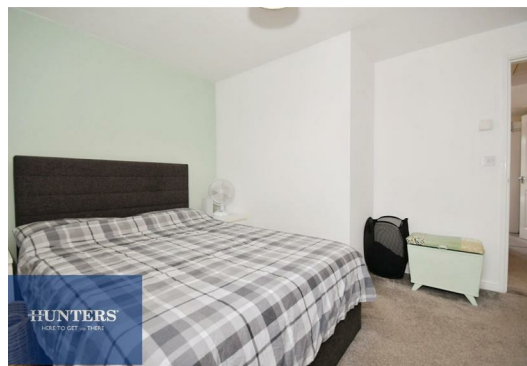
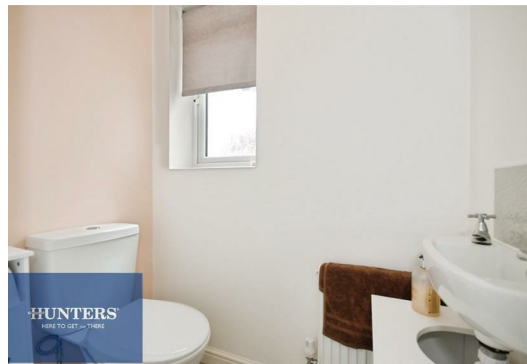
JUST BUILT IN 2018 - STILL UNDER TEN YEAR BUILDERS GUARANTEE!

The ground floor welcomes you into a spacious and inviting living room, providing an excellent space for both relaxing and entertaining. To the rear of the property is a modern kitchen/dining room, offering ample space for cooking, dining, and everyday family life, with direct access to the rear garden. The ground floor also benefits from a separate WC, adding further convenience to the layout.

Upstairs, the property comprises two generously proportioned bedrooms, each offering comfortable living space with plenty of natural light, as well as a modern family bathroom with bath and overhead shower.

Externally, the property enjoys a driveway with parking for two vehicles to the front. To the rear is an enclosed, easy-to-maintain, WESTERLY-FACING garden, providing an ideal outdoor space for relaxing, entertaining, or enjoying low-maintenance living throughout the year.

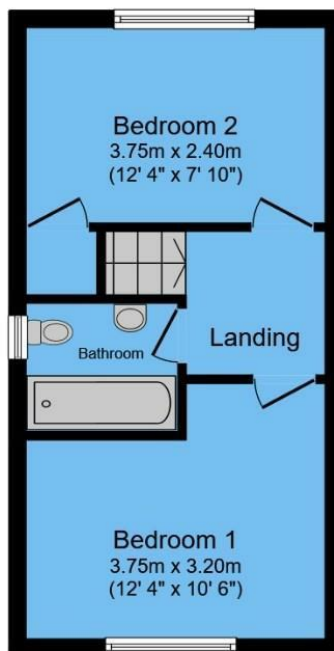
FREEHOLD - COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 60.8 sq.m. (654 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).

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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		96
(81-91) B	82	
(69-80) C		
(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

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