



## 33 Hollin Hill Road, Clowne, Chesterfield, S43 4AX

- 2 BED + 2 ATTIC ROOMS
- CAN BE SOLD WITH NEXT DOOR
- ALL MAINS CONNECTED
- RURAL LOCATION
- ON ROAD PARKING
- NO CHAIN

Reduced To £115,000

**HUNTERS®**

HERE TO GET *you* THERE

\*\*REDUCED FOR A QUICK SALE\*\*

Located on the charming Hollin Hill Road in Clowne, Chesterfield, this delightful semi-detached house offers a perfect blend of character and with a rural charm. Dating back to before 1900, the property boasts a rich history and the opportunity to make your own mark on this spacious home.

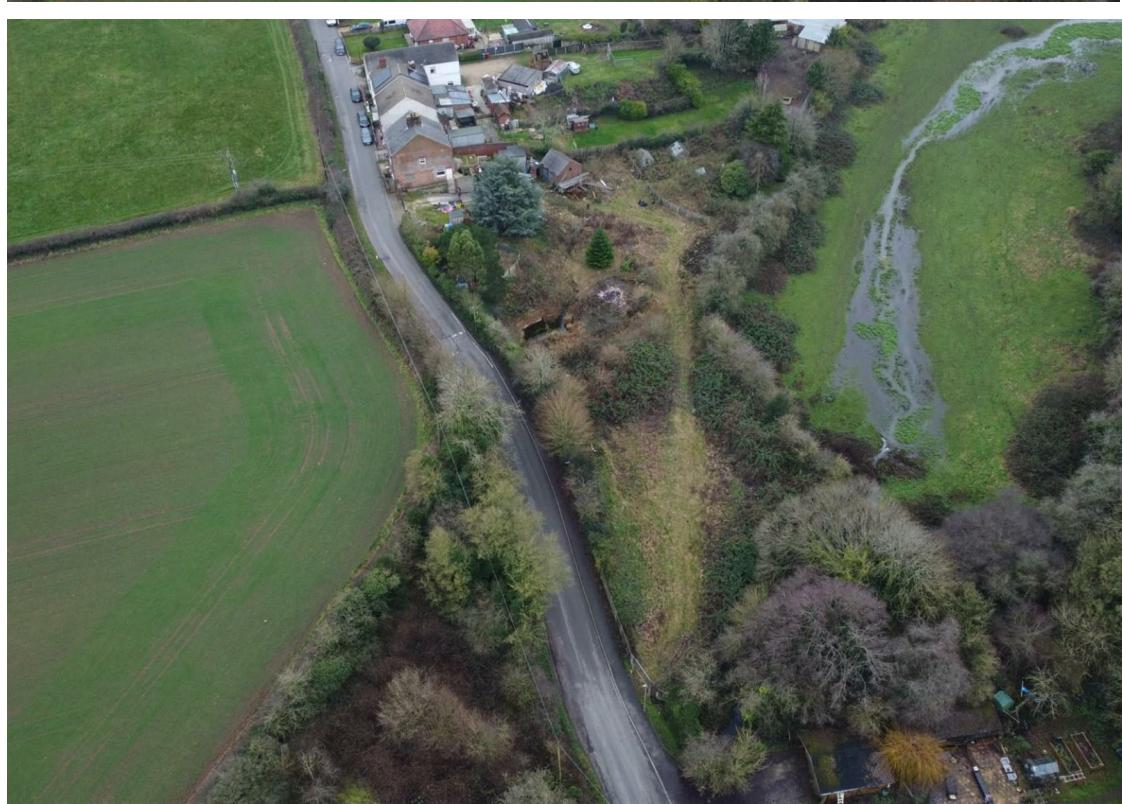
With 2 spacious bedrooms and 2 additional attic rooms, this home provides ample space for families or those looking to accommodate guests. The well-proportioned reception room serves as a welcoming area for relaxation and social gatherings, making it an ideal space for entertaining friends and family. The property also includes a conveniently located bathroom, ensuring comfort and practicality for everyday living.

The location in Clowne is particularly appealing, offering a friendly community atmosphere while being within easy reach of Chesterfield and its amenities. Residents can enjoy local shops, schools, and parks, making it a wonderful place to call home.

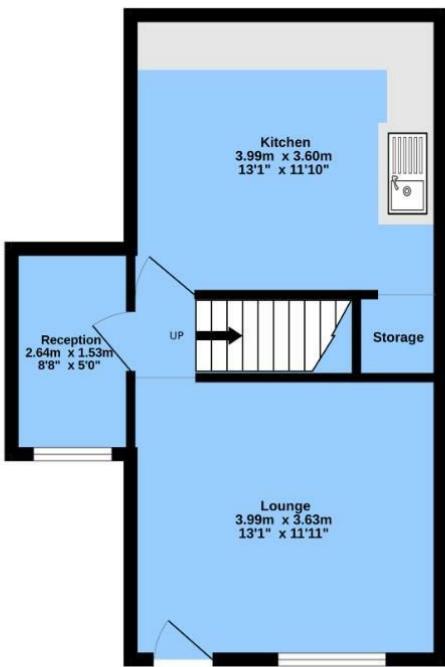
This semi-detached house is a rare find, combining historical charm with the potential for modern updates. Whether you are a first-time buyer or seeking a family home, this property presents an excellent opportunity to create lasting memories in a lovely setting.

For those interested in further possibilities, the property can be acquired separately or in conjunction with the adjoining 3 bedroom house that has 1.25 acres, offering even more options for expansion or investment. This is a rare opportunity to own a piece of history with modern potential in a desirable location. Don't miss your chance to explore the possibilities this property has to offer.

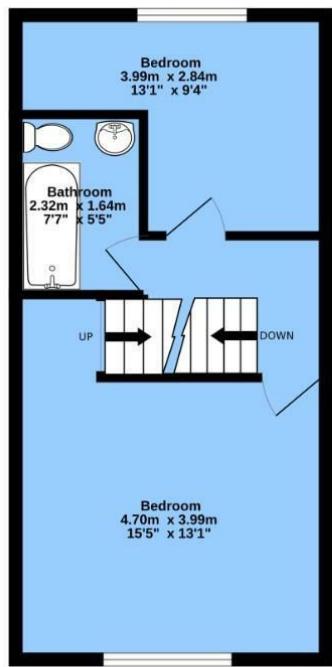




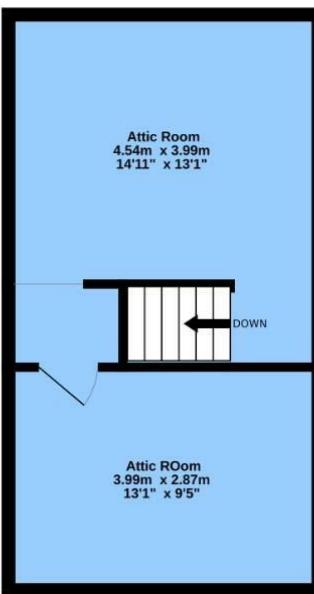
GROUND FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



1ST FLOOR  
33.1 sq.m. (356 sq.ft.) approx.



2ND FLOOR  
29.6 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 99.9 sq.m. (1075 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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		89
(81-91) B		
(69-80) C		
(55-68) D		55
(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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