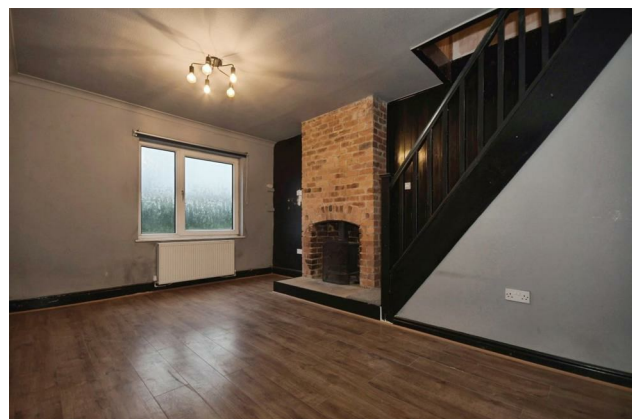


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**35 Hollin Hill Road, Clowne, Chesterfield, S43 4AX**

**Reduced To £260,000**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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

Nestled on Hollin Hill Road in the charming village of Clowne, Chesterfield, this semi-detached house, dating back to before 1900, presents a unique opportunity for prospective buyers. With three well-proportioned bedrooms and a family bathroom, this property is ideal for families or those seeking a peaceful retreat. The inviting lounge and kitchen provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this property is the impressive amount of land it encompasses, spanning 1.25 acres. This substantial plot offers immense potential for development, making it an attractive proposition for those looking to expand or enhance their living space. The gated access to the side of the property leads directly to the expansive grounds, providing ample room for outdoor activities, gardening or smallholding.

Additionally, the property boasts parking for many vehicles, ensuring convenience for residents and guests alike. The house is being sold chain-free, allowing for a smooth and straightforward purchase process.

For those interested in further possibilities, the property can be acquired separately or in conjunction with the adjoining 4 bedroom house, 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.

• 3 BED SEMI • 1.25 ACRES OF LAND • IDEAL SMALL HOLDING • NO CHAIN • ATTACHED SEMI ALSO FOR SALE • VIEW NOW