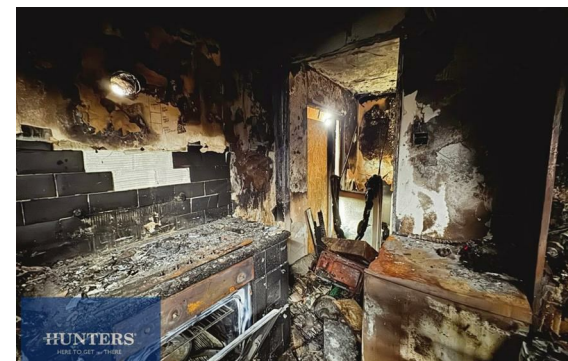




9 Heather Avenue, Heath, Chesterfield, S44 5RF

By Auction £40,000

HUNTERS®
HERE TO GET *you* THERE

- FOR SALE BY MODERN METHOD OF AUCTION
 - Please watch video for damage
 - CASH BUYERS ONLY
- FULL INTERNAL RIPOUT & REPLACE NEEDED

- FIRE DAMAGED 3 BED SEMI DETACHED
 - Viewings strictly by appointment
 - Driveway Garden
 - No chain

ATTENTION ALL INVESTORS! PLEASE READ PROPERTY DESCRIPTION - IN NEED OF A TOTAL, BACK TO SHELL
REFURBISHMENT DUE TO FIRE!

THREE BEDROOM SEMI DETACHED - OFFERED WITH NO CHAIN - FOR SALE BY MODERN METHOD OF AUCTION (fees apply).

Heath is a popular and well-established village on the outskirts of Chesterfield, offering a pleasant blend of village charm, everyday convenience and easy access to the surrounding countryside. The area is particularly appealing to families and professionals, with a range of local amenities, schools, shops and traditional pubs close at hand.

The village enjoys excellent transport links, with Chesterfield town centre just a short drive away, providing a wider selection of shops, restaurants, leisure facilities and amenities. The nearby road network also gives straightforward access to the M1, making Sheffield, Nottingham and the wider region readily accessible.

For those who enjoy the outdoors, Heath benefits from its attractive semi-rural setting, with plenty of opportunities for walking and exploring the surrounding Derbyshire countryside. The combination of a welcoming community, convenient location and access to open space makes Heath a desirable place to call home.

The property has been severely damaged by fire and the owners have been advised that the property is structurally sound, but will require a total rip-out & refurb.

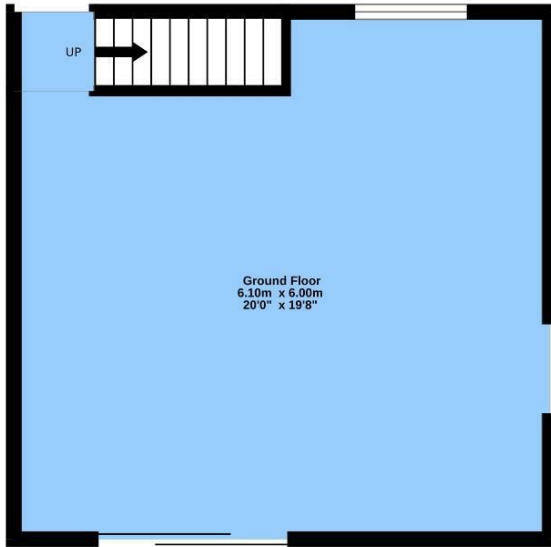
Due to the nature of the property viewings are STRICTLY BY APPOINTMENT. All parties entering the property will be doing so at their own risk and the correct site protection worn.

Interested parties must watch the video of the internal of the property before viewing.

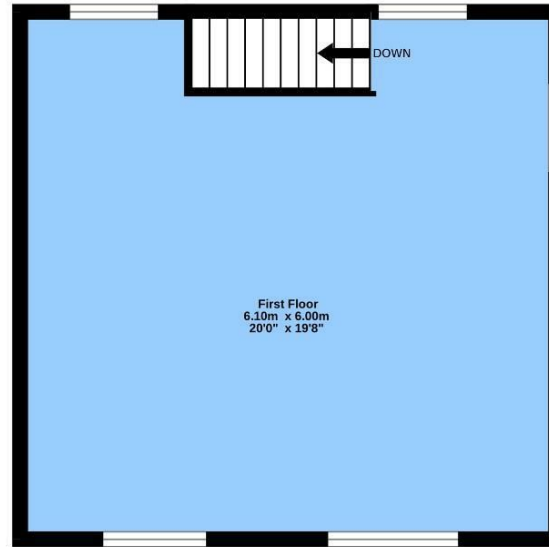
WESTERLY FACING REAR GARDEN - DRIVEWAY PARKING.



GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.



1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA: 73.3 sq.m. (789 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

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