







4 Acacia Avenue, Hollingwood, Chesterfield, S43 2JE

- NO CHAIN
- THREE BEDROOMS
- BACKING ONTO FIELD
- MODERN SEMI
- POPULAR LOCATION
- CLOSE TO RINGWOOD HALL

HUNTERS®
HERE TO GET *you* THERE

Guide Price £220,000

GUIDE PRICE OF £220,000 TO £230,000

OFFERED WITH NO UPWARD CHAIN - THREE BEDROOM SEMI DETACHED FAMILY HOME - WITH SUN ROOM AND DRIVEWAY!

IN A CUL DE SAC - backing on to sports field, on a modern estate - situated in the popular area of Hollingwood which has a excellent range of local amenities, schooling & transport links.

The ground floor of the property comprises front entrance to the porch, downstairs WC for convenience and spacious living room going through to the kitchen. To the rear of the property, sees a bright and airy sun room, providing a great additional space.

The upstairs of the property sees three well proportioned bedrooms and a well appointed family bathroom with bath and overhead shower.

Externally, the property benefits from a front driveway providing convenient off-road parking, with the WESTERLY FACING rear garden offering a private outdoor space, with the added benefit of a garden shed.

WELL PRESENTED THROUGHOUT - Ideal first time buyer home or for downsizers alike.

Contact hunters today to book in your viewing!

FREEHOLD - COUNCIL TAX BAND C











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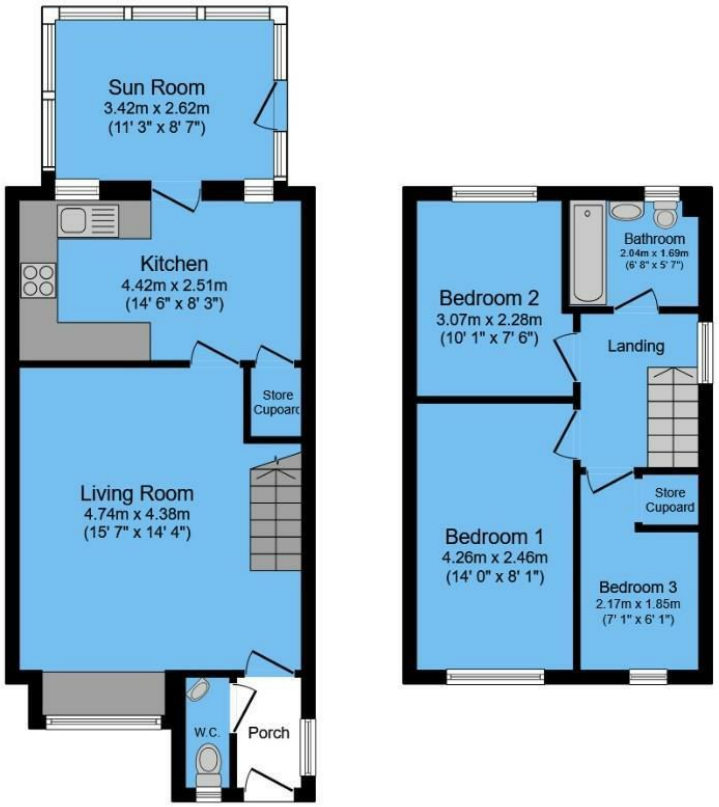


Ground Floor **First Floor**

Total floor area 77.5 sq.m. (834 sq.ft.) approx

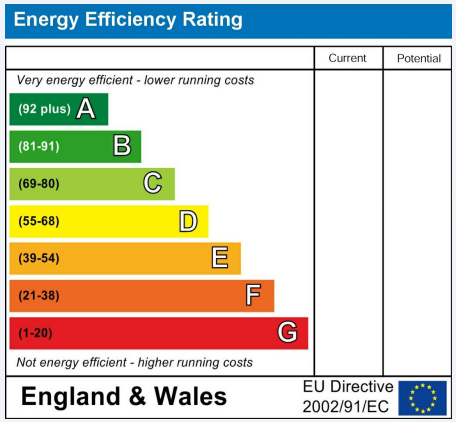
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.



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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The Property Ombudsman