







12 Hoole Street, Hasland, Chesterfield, S41 0AR

- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- GREAT FOR FIRST TIME BUYERS OR INVESTERS
- MID TERRACED HOUSE
- OFFERED WITH NO ONWARD CHAIN
- VIEW NOW!

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Offers In The Region Of £150,000

TWO BEDROOM TERRACED HOUSE - GREAT FIRST TIME BUY OR INVESTMENT PROPERTY - OFFERED WITH NO ONWARD CHAIN!

In a highly sought after location, within easy walking distance to amenities including shops, schools, doctors and bus routes to Chesterfield, yet minutes drive from the M1 J29, the Five Pits Trail country park and South Chesterfield Golf Club.

The ground floor of the property sees entrance directly into the lounge featuring a log burner. Chimney has been swept and checked by HETAS certified sweeper. To the rear with access to the rear garden and stairs up to the first floor.

The first floor sees two well proportioned bedrooms, with a family bathroom with bath and overhead shower serving the property.

Outside, to the front sees on street parking, as well as a small paved courtyard with private access to the rear garden via side gate. To the rear is a garden with lawned, paved and decked areas, further benefitting from a brick outbuilding.

Additional features: new boiler with a Hive smart Thermostat 2025 with 9 years left on the warranty.
New carpet has been fitted to the lounge and landing & completely new backdoor locking mechanism has been fitted.

FREEHOLD - COUNCIL TAX BAND A










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12
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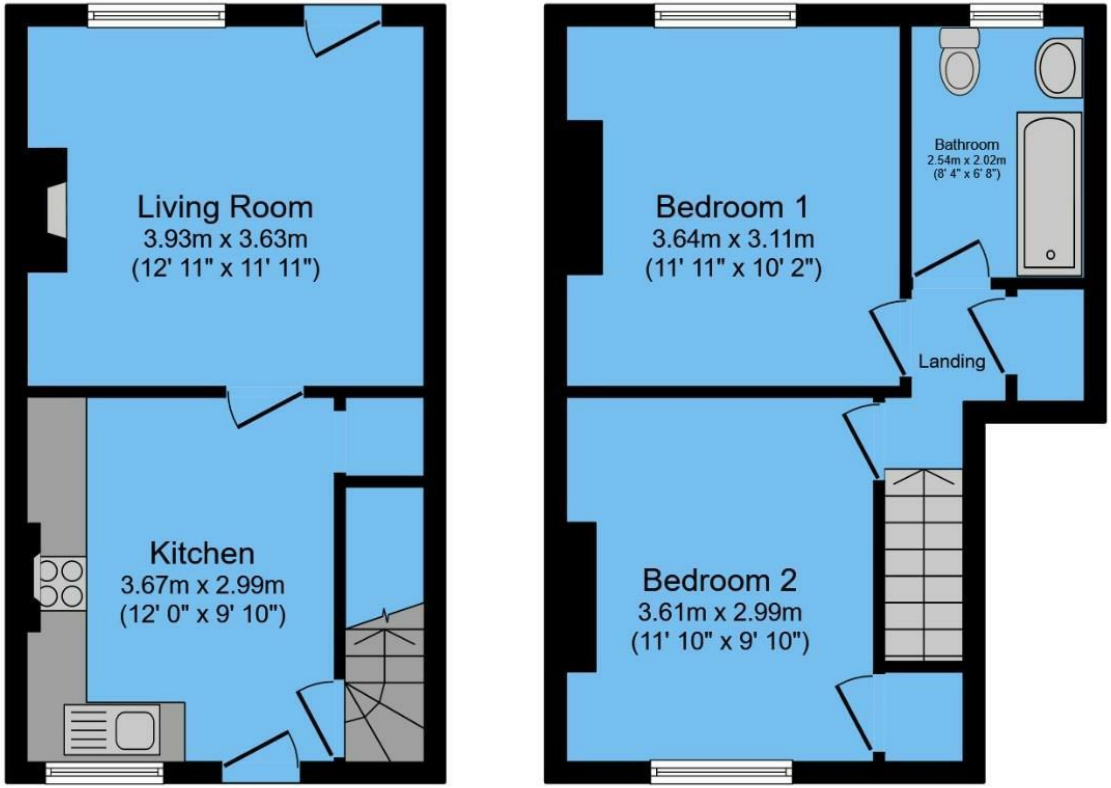


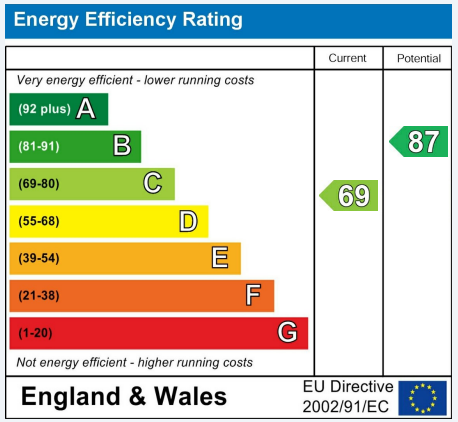
Ground Floor **First Floor**

Total floor area 63.8 sq.m. (687 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

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.

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The Property Ombudsman