



47 Smithfield Avenue, Hasland, Chesterfield, S41 0PR

Extended TWO DOUBLE bedroom semi | Large corner plot - OFFERS HUGE POTENTIAL | SOUGHT AFTER AREA
Gas centrally heated (combi) | uPVC double glazed | Off street parking to the front | Large rear garden

Asking Price: £160,000



DESCRIPTION

Extended TWO DOUBLE bedroom semi detached house.

SOUGHT AFTER AREA - ATTENTION FIRST TIME BUYERS

On three levels on a large corner plot - OFFERING LOADS OF POTENTIAL. Comprising: side entrance hall, lounge, extended kitchen diner, ground floor WC.

Two 1st floor double bedrooms & combined bathroom / WC.

Basement level: two large cellar / basement rooms & lean to.

Gas centrally heated (combi) & uPVC double glazed.

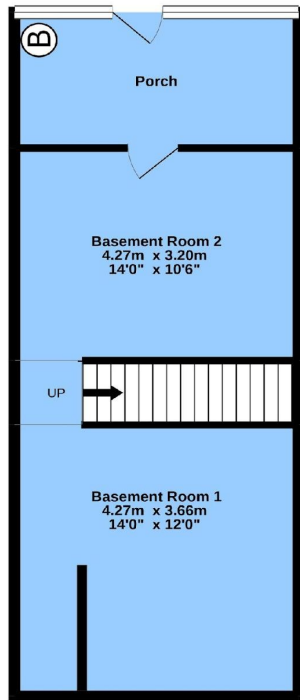
Off street parking to the front & large rear garden.

Popular residential area, close to local amenities, sought after schools & handy for access to town centre / M1 (J29).

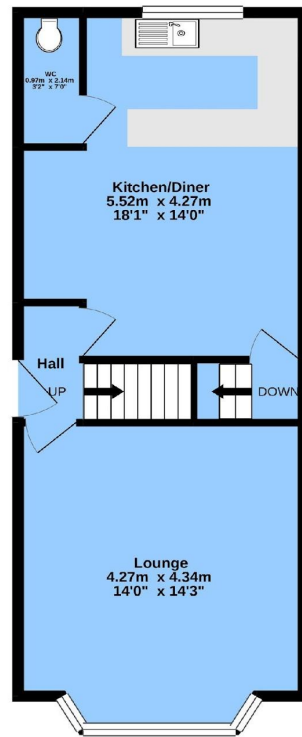




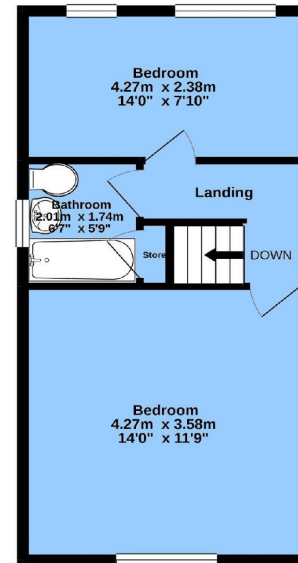
BASEMENT LEVEL
45.9 sq.m. (494 sq.ft.) approx.



GROUND FLOOR
47.8 sq.m. (514 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (401 sq.ft.) approx.

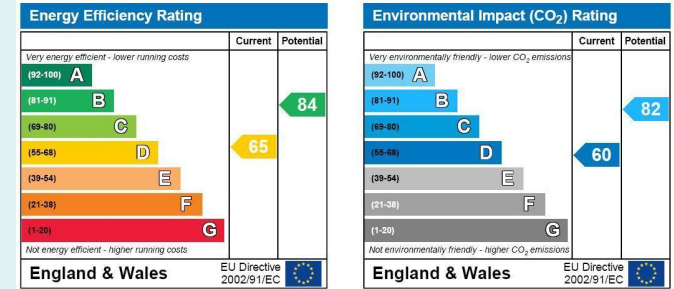


TOTAL FLOOR AREA : 131.0 sq.m. (1410 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



DISCLAIMER

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.

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OPENING HOURS

Monday to Friday 9am - 5:15pm and
Saturday 9am - 4pm



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