



## 144 Hunloke Avenue, Chesterfield, S40 2PF

BEAUTIFUL family home | NO CHAIN | 3 well proportioned bedrooms  
STUNNING, LANDSCAPED garden | A MUST VIEW | Great location  
Gas central heated | uPVC double glazed

**Asking Price: £175,000**



# 144 Hunloke Avenue, Chesterfield, S40 2PF

## DESCRIPTION

**\*A BEAUTIFUL FAMILY HOME PRICED TO SELL\***

This SPACIOUS three bedroom end of terrace house with shared drive with off road parking & SUPERB landscaped rear garden with patio, new decking & new large summerhouse with open outlook over fields - **IT'S A MUST SEE!**

OFFERED WITH NO CHAIN, the property comprises: - hall, spacious lounge, NEWLY fitted kitchen, separate dining room, downstairs WC.

To the first floor are three well proportioned bedrooms (main bedroom could easily be split to create a fourth bedroom & bathroom with separate WC).

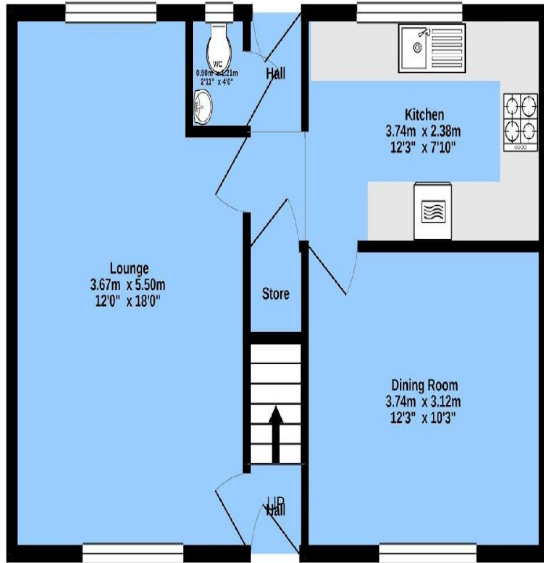
Gas central heated & uPVC double glazed. A great location close to town, schools & shops.

**BOOK YOUR VIEWING NOW** - phones answered 24/7.

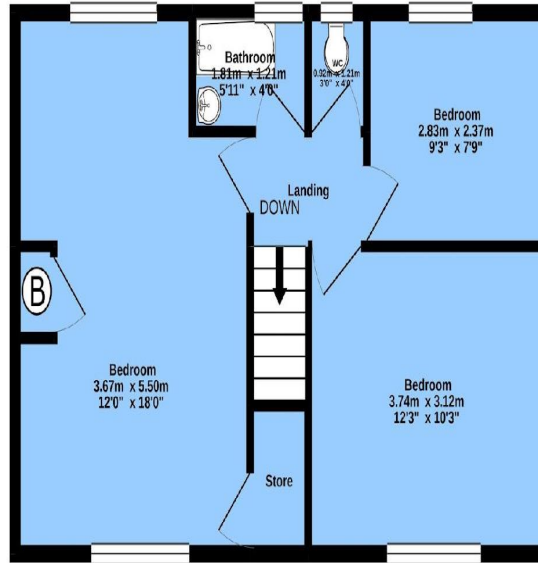




GROUND FLOOR  
45.8 sq.m. (493 sq.ft.) approx.



1ST FLOOR  
45.8 sq.m. (493 sq.ft.) approx.



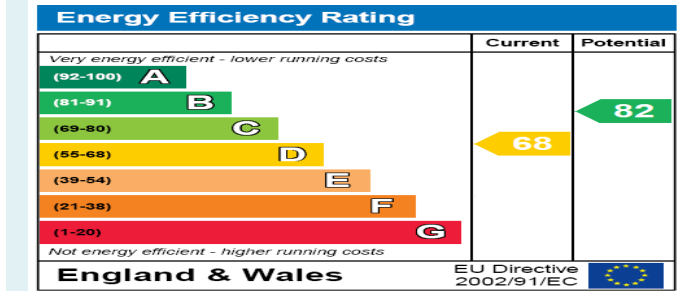
TOTAL FLOOR AREA : 91.5 sq.m. (985 sq.ft.) approx.

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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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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### OPENING HOURS

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

