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147 Hill Top  
Chesterfield, Derbyshire S44 6NN

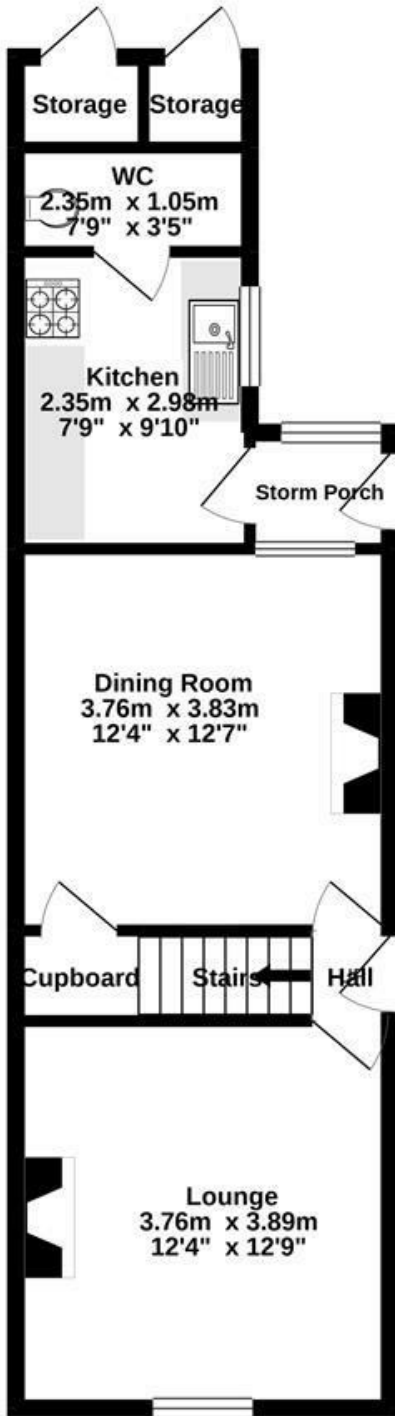
**OFFERS IN THE REGION OF £119,950**

\*NO CHAIN\* GARDEN TO REAR\* FANTASTIC SCOPE FOR IMPROVEMENT\* Enjoying a sought after location set in an elevated position with far reaching views of the countryside this three bedroomed semi detached property presents an ideal opportunity for investors and first time buyers alike. With the benefit of no upward chain and offering spacious accommodation requiring a programme of modernisation to create a lovely family home which comprises two reception rooms, kitchen, two double bedrooms, a single bedroom and bathroom. Benefiting from an enclosed rear garden and having good commuting links to the M1 via J29a Markham Vale, along with easy level access to the centre of Bolsover.

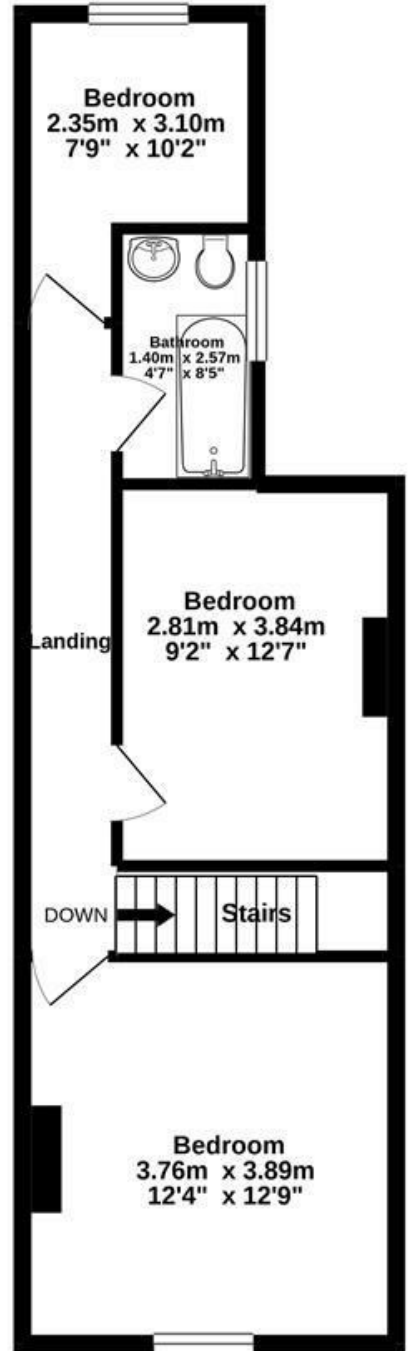
# 147 HILL TOP, CHESTERFIELD, DERBYSHIRE S44 6NN



GROUND FLOOR  
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR  
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 87.5 sq.m. (941 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 Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-2
B	81-91	B	3-4
C	69-80	C	5-6
D	55-68	D	7-8
E	39-54	E	9-10
F	21-38	F	11-12
G	1-20	G	13-15

For energy efficient super-green homes  
England & Wales