







28 Sanforth Street, Whittington Moor, Chesterfield, S41 8RU

- READY TO MOVE STRAIGHT INTO
- LOUNGE AND SEPARATE DINING ROOM
- TILED THREE PIECE SUITE BATHROOM
- ON STREET PARKING
- PERFECT FOR FIRST TIME BUYERS
- TWO WELL PROPORTIONED BEDROOMS
- WELL MAINTAINED REAR GARDEN
- CALL HUNTERS NOW

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HERE TO GET *you* THERE

Offers In The Region Of £145,000

Situated in the ever-popular area of Whittington Moor, this charming and well-maintained two bedroom end-terraced property offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Boasting a superb location with excellent access to Chesterfield, Sheffield, M1 J29, and a wealth of local amenities, this home is perfectly positioned for convenience and lifestyle.

OFFERED WITH NO CHAIN

Just moments away are a variety of shops and services along Sheffield Road, including a pharmacy, hairdressers, florists, and butchers, as well as the modern Glass Yard development, local supermarkets, Chesterfield FC stadium, the scenic Chesterfield Canal, and excellent transport links including Chesterfield Train Station and the town centre.

Inside, the property offers a welcoming layout with attractive laminate flooring and featuring a cosy lounge, a separate dining room with access to the cellar (complete with lighting and electricity – ideal for storage or further potential), and a well-appointed kitchen with door opening onto the low-maintenance rear garden.

Upstairs you'll find two generously sized bedrooms and a modern tiled bathroom fitted with a three-piece suite.

The home benefits from gas central heating via a combi boiler, uPVC double glazing throughout, and a new consumer unit for added peace of mind.

Externally, the rear garden is easy to maintain and features a pleasant patio area—perfect for outdoor dining or relaxing. On-street parking is available to the front of the property.

This is a lovely home in a highly convenient location—early viewing is highly recommended, call Hunters to view now!

Freehold, Tax Band A, EPC Rating D.







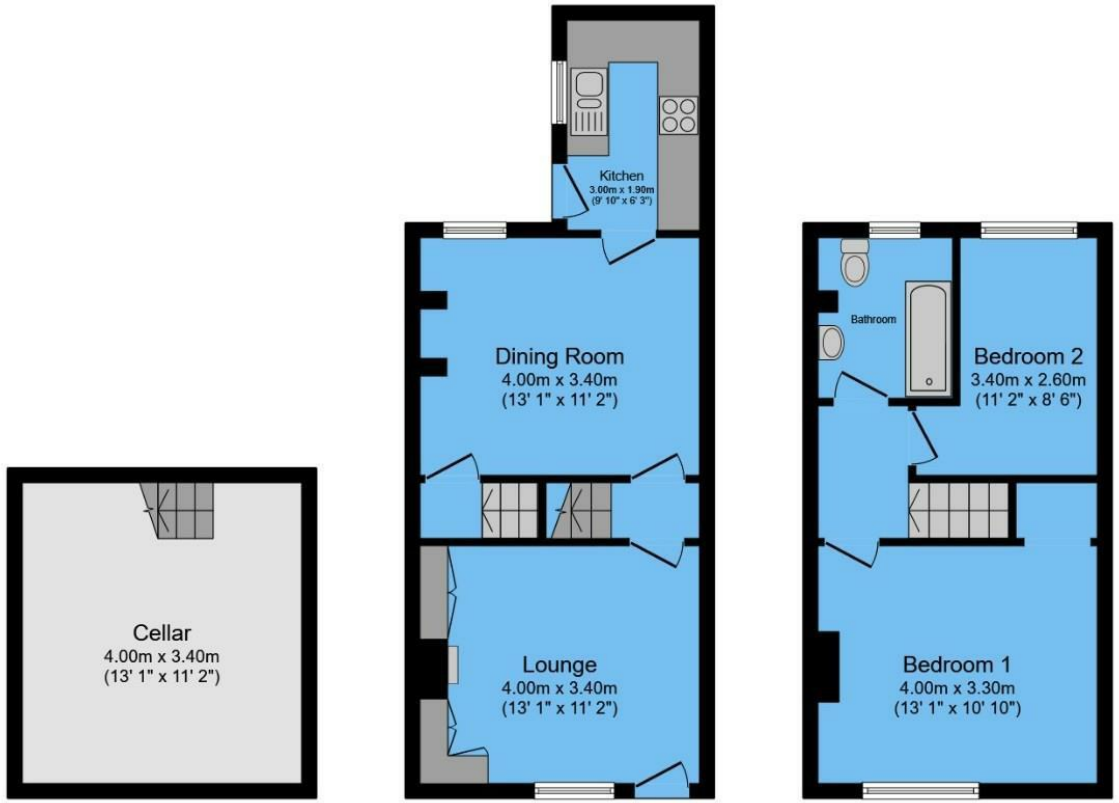




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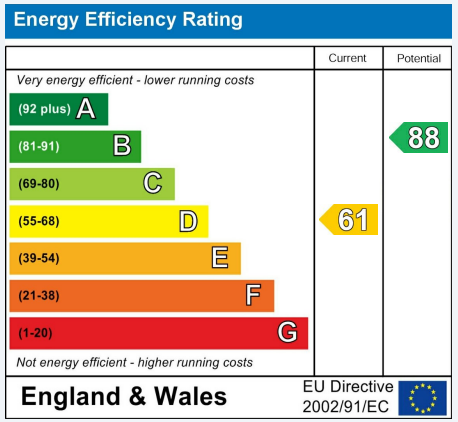


Total floor area 85.5 sq.m. (920 sq.ft.) approx

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