



## 41 Sanforth Street, Whittington Moor, Chesterfield, S41 8RS

- Fully modernised 2 DOUBLE BED end terrace
  - Offered with NO CHAIN
- Lounge, Kitchen Diner, Cellar, Rear hall & modern Downstairs bathroom
  - Low maintenance rear garden
  - Great location - MUST BE SEEN!!
- Modern decor, freshly skimmed & decorated walls for that new home feel
  - Modern central heating & radiator system, uPVC double glazed
- 2 large double bedrooms
  - On street parking
  - Call Hunters today

**Offers In The Region Of £135,000**

**HUNTERS®**  
HERE TO GET *you* THERE



OFFERED WITH NO CHAIN - REFURBISHED TO A GOOD STANDARD  
- TWO BEDROOM END TERRACE in Whittington Moor, Chesterfield.

This delightful terraced house on Sanforth Street offers a perfect blend of character and convenience. Built in the early 1900s, the property boasts a warm and inviting atmosphere & has been lovingly restored with all freshly skimmed and painted walls giving that new home feeling.

The house features a well-proportioned reception room, leading through to the spacious kitchen providing ample space for appliances and storage. There is also a cellar off providing space for additional storage.

The modern bathroom is located on the ground floor & is thoughtfully designed and incorporates a bath with shower, WC & wash hand basin.

With two spacious double sized bedrooms, there is ample room for a small family or for those wishing to have a guest room or home office.

Outside sees on road parking and low maintenance rear garden for ease to the rear.

Gas central heating (new boiler & radiator system installed 2022) & uPVC double glazing.

One of the standout features of this property is its superb location. Residents will benefit from easy access to Chesterfield and Sheffield, as well as the M1 motorway at Junction 29, making commuting a breeze. The area is well-served by local amenities, including a pharmacy, hairdressers, florists, and butchers, ensuring that all your daily necessities are within easy reach.

This terraced house presents an excellent opportunity for first-time buyers or those looking to downsize, offering a blend of comfort, convenience, and character in a sought-after location. Don't miss the chance to make this charming property your new home.

Also making an ideal investment & we believe it would rent out at £775 / £800 per month.



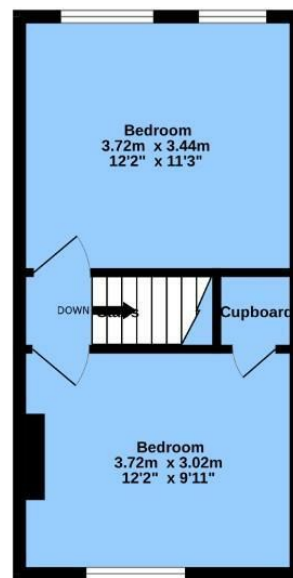
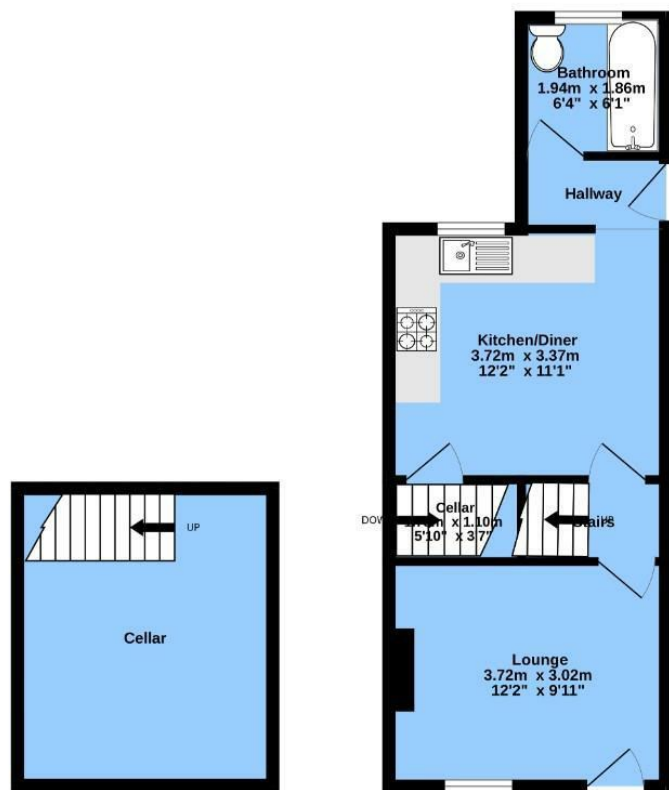




BASEMENT  
13.7 sq.m. (147 sq.ft.) approx.

GROUND FLOOR  
33.1 sq.m. (356 sq.ft.) approx.

1ST FLOOR  
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA : 74.4 sq.m. (800 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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