

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## 1 High Street, New Whittington, Chesterfield, S43 2DX

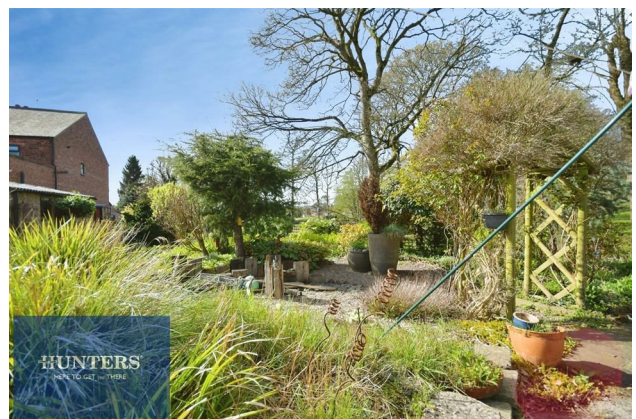
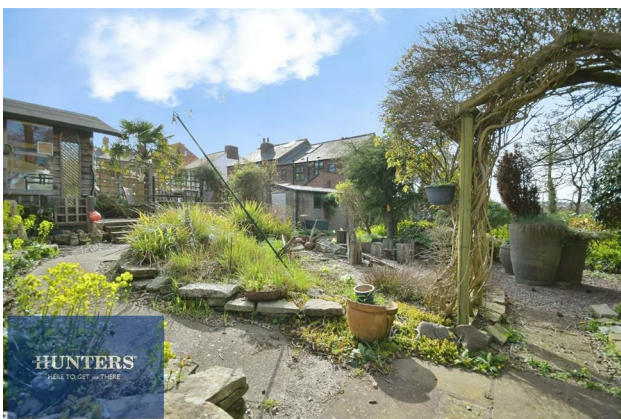
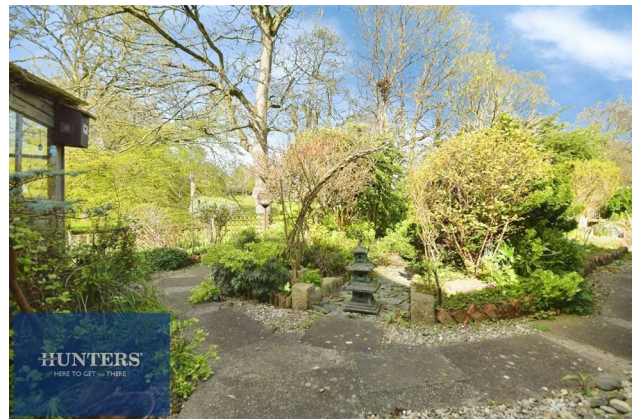
### Offers In The Region Of £170,000



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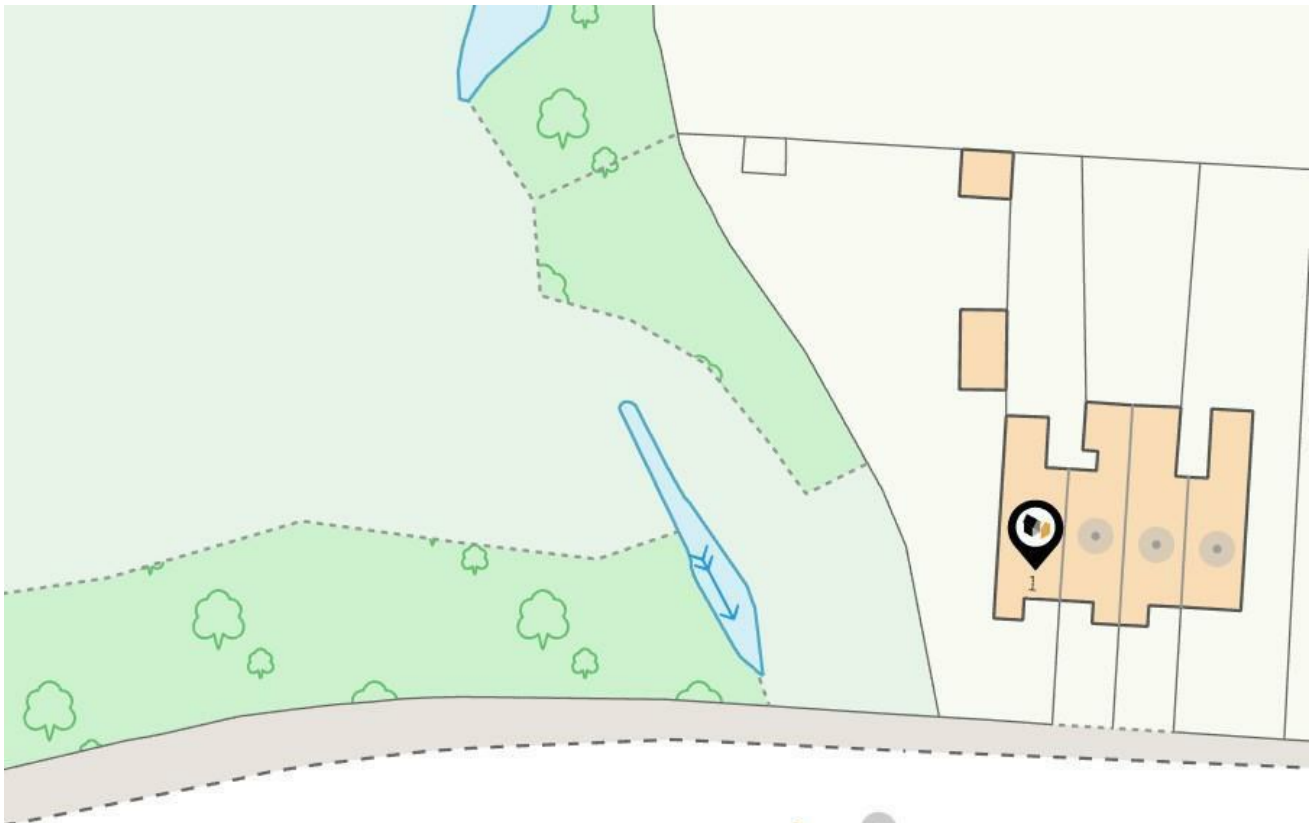
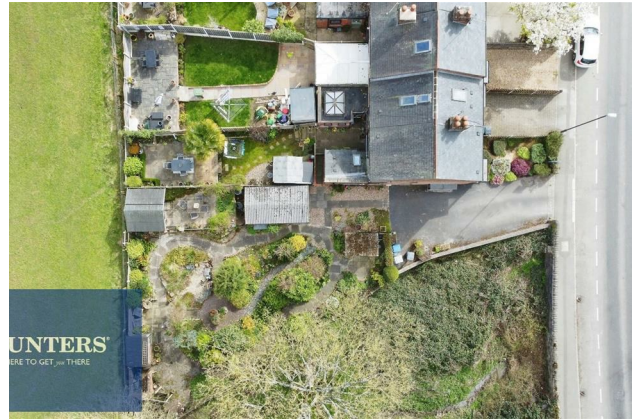
## Property Images



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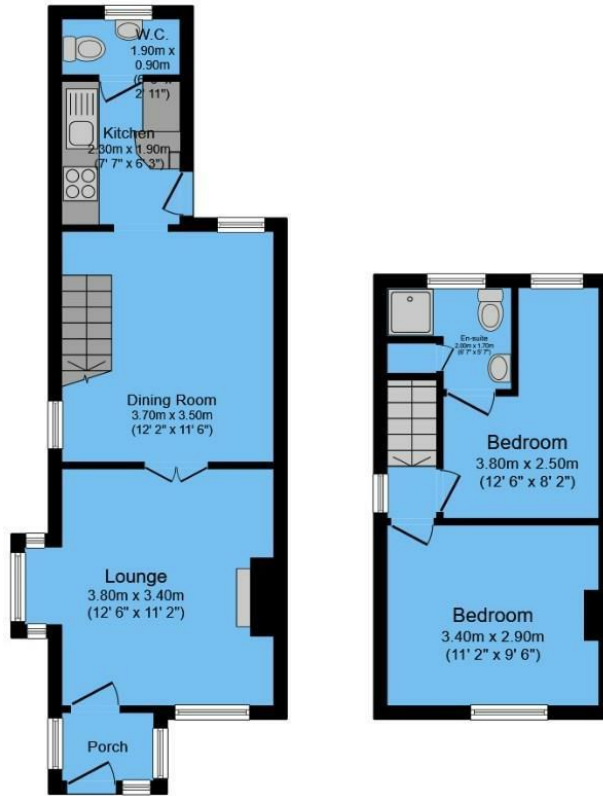
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## Property Images



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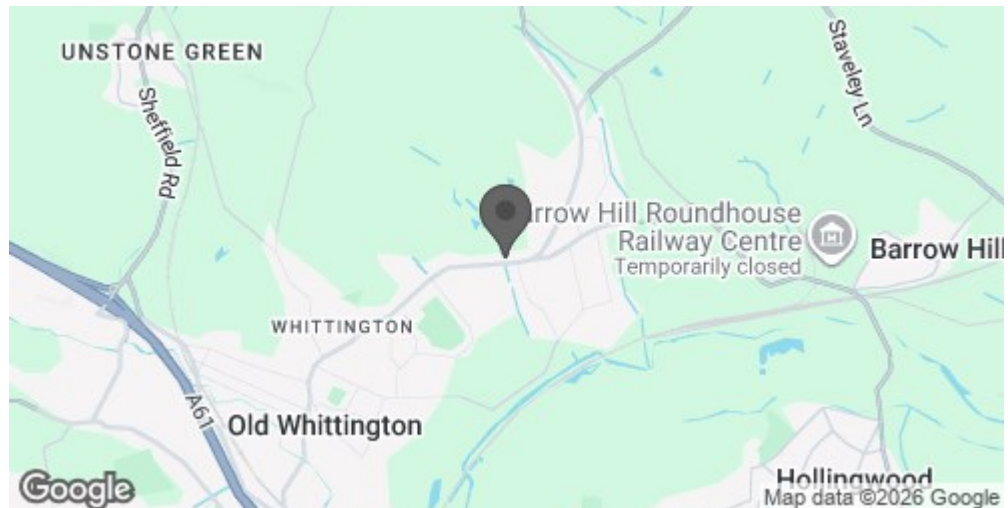
**Ground Floor**

**First Floor**

Total floor area 57.6 sq.m. (620 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).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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		



OFFERED WITH NO CHAIN - LARGE CORNER PLOT WITH FIELD VIEWS!

Great opportunity to acquire a property in need of a refresh with potential to extend & build! Planning has been granted in the past for a building plot for a bungalow (now lapsed).

**\*HAVING LARGE DRIVEWAY PARKING & DETACHED GARAGE\***

Situated, the North side of Chesterfield - New Whittington - has it's own local amenities including shops, hairdressers, butchers, pharmacy & more, catchment area for New Whittington Primary schools & Whittington Green Secondary, within walking distance of the wonderful Chesterfield Canal & yet easy access to Sheffield, Dronfield & M1 J29.

The end of terrace property, comprises:- entrance porch, two reception rooms, kitchen, downstairs WC, two first floor bedrooms (one with ensuite shower room).

Gas central heating (combi boiler, just 2 years old) & hardwood double glazing.

EXTERNALLY THE PROPERTY OFFERS GREAT OPPORTUNITY TO EXTEND & DEVELOP - having off road parking for 3 cars PLUS detached garage. There are 2 summerhouses, raised patio & architecturally designed landscaped garden.

VIEWING IS A MUST - CALL HUNTERS NOW TO BOOK YOUR VIEWING!

FREEHOLD | COUNCIL TAX BAND A