

SOLD

subject to contract



15 Fallowfield Road, New Whittington, Chesterfield, S43 2DP

- NO UPWARD CHAIN
- OPEN PLAN LOUNGE DINER
- THREE PIECE SUITE BATHROOM
- DRIVEWAY PARKING
- GREAT FIRST TIME
- TWO GOOD SIZED BEDROOMS
- GARDENS FRONT AND REAR
- CALL HUNTERS NOW

Offers In The Region Of £160,000

HUNTERS®

HERE TO GET *you* THERE

No Chain – Ideal First Home or Investment Opportunity!

Located on the North side of Chesterfield in the popular village of New Whittington, this well-presented two-bedroom semi-detached home offers comfortable and convenient living, with no onward chain for a smoother purchase process.

Situated within walking distance of the scenic Chesterfield Canal, and close to a range of local amenities including shops, a pharmacy, hairdressers, and butchers. The property lies within the catchment area for New Whittington Primary and Whittington Green Secondary schools, and offers excellent access to Sheffield, Dronfield, and the M1 (J29)—ideal for commuters.

Recently redecorated throughout, the property is ready to move straight into. Step inside to find a spacious open-plan lounge/diner, perfect for relaxing or entertaining, with patio doors that lead directly out to the generously sized rear garden. The modern fitted kitchen offers ample storage and worktop space, making it a practical and stylish heart of the home.

Upstairs are two well-proportioned bedrooms and a family three-piece bathroom suite.

The home also benefits from gas central heating and uPVC double glazing for year-round comfort and efficiency.

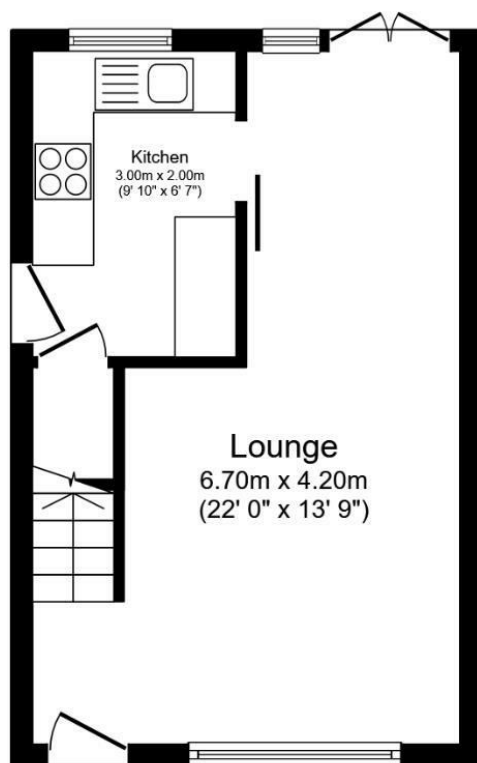
Externally, there's a lawned front garden, driveway parking, and a car port, while the rear garden features a patio area ideal for summer dining or relaxing outdoors.

This is a fantastic opportunity for first-time buyers, downsizers or investors—book your viewing today!

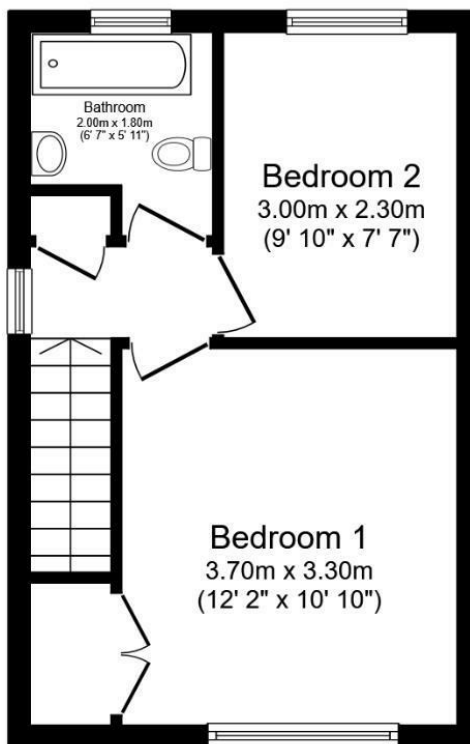
Freehold, Tax Band A, EPC Rating C.







Ground Floor
Floor area 28.6 sq.m. (307 sq.ft.)



First Floor
Floor area 28.6 sq.m. (307 sq.ft.)

Total floor area: 57.1 sq.m. (615 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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.



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) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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