



8 Church Street North, Old Whittington, Chesterfield, S41 9QW

- GRADE II LISTED PERIOD PROPERTY
 - GREAT FIRST HOME
 - TWO GOOD SIZED BEDROOMS
 - ON STREET PARKING
- MODERNISED THROUGHOUT
 - LOUNGE WITH FEATURE FIREPLACE
 - ENCLOSED GARDEN
 - CALL HUNTERS NOW

Offers In The Region Of £200,000

HUNTERS®
HERE TO GET *you* THERE

FANTASTIC GRADE II LISTED PERIOD STONE BUILT END COTTAGE!

We are delighted to offer for sale this well presented two bedroom end cottage situated close to local schools, shops and commuting routes giving easy access to Chesterfield & Sheffield.

This property is ideal for a first time buyer looking for somewhere they can move into with no work needing to be done. Situated on a street full of charm, character & history!

The ground floor comprises of lounge with feature fireplace and modern kitchen/dining room with integrated appliances.

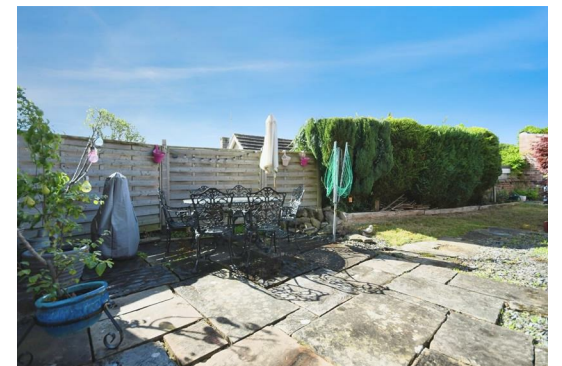
To the first floor are two well proportioned bedrooms, both with storage areas, and a modern family bathroom.

Gas central heating with a recently fitted boiler. Recently fitted sash windows & doors in Nov/Dec 24.

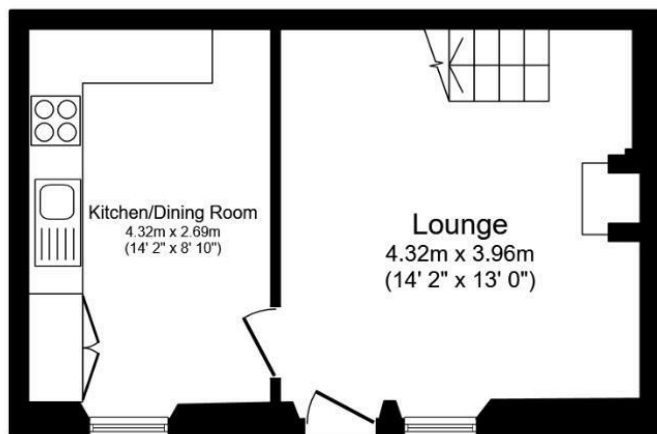
The property has an enclosed garden with stone flagged patio area and an outbuilding (this is not on the title deeds of the property. There is a verbal agreement with the owner for it to be used with this property). On street parking.

Early viewing is essential to avoid missing out on this superb period home! Call Hunters now!

FREEHOLD | TAX BAND B | CONSERVATION AREA

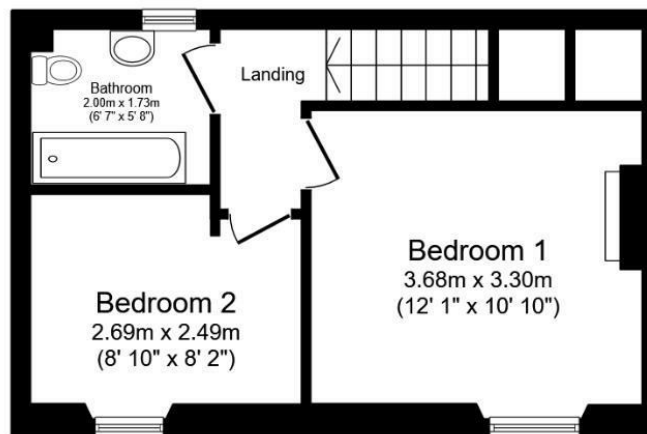






Ground Floor

Floor area 29.3 sq.m. (316 sq.ft.)



First Floor

Floor area 29.3 sq.m. (316 sq.ft.)

Total floor area: 58.7 sq.m. (632 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		
(81-91) B		
(69-80) C		
(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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