

HUNTERS[®]

HERE TO GET *you* THERE

9 Lydford Avenue, Old Whittington, Chesterfield, S41 9HR

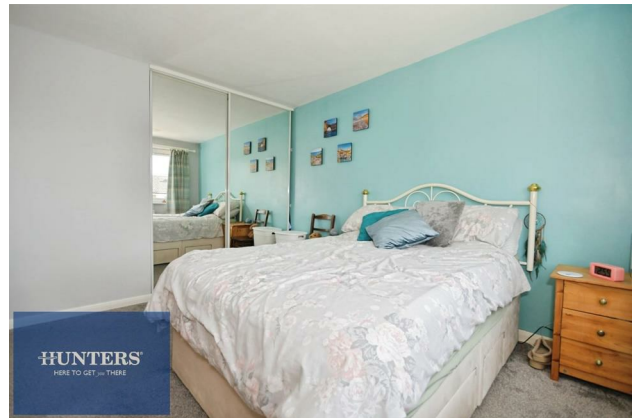
Offers In The Region Of £320,000



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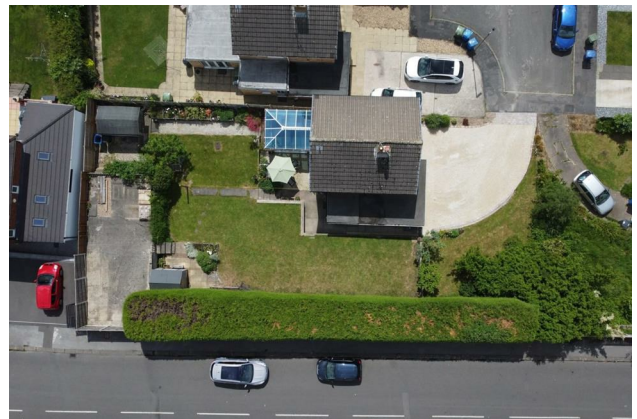
Property Images



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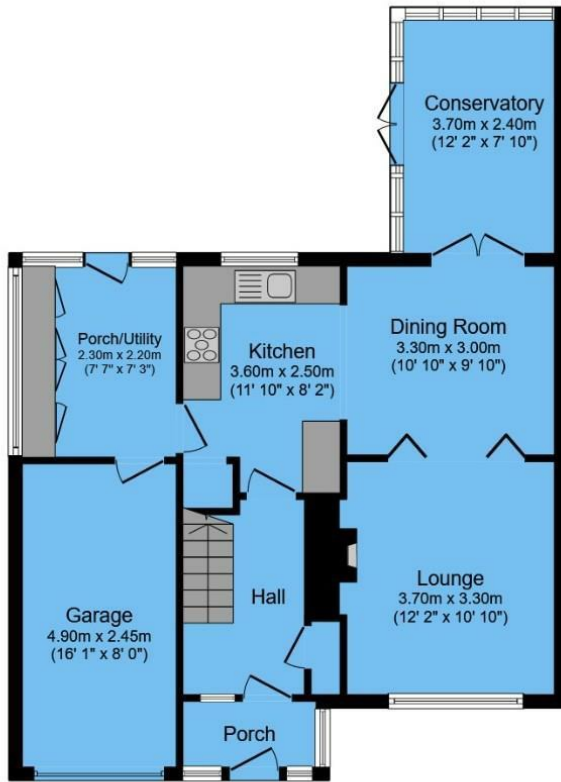
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Property Images

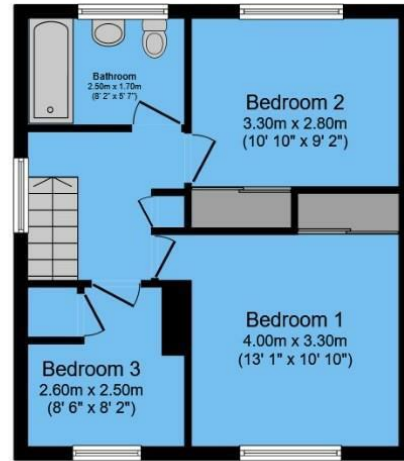


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Ground Floor



First Floor

Total floor area 112.3 sq.m. (1,209 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) 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	72	85



Located at the head of a quiet cul de sac is this delightful 3 bedroom DETACHED FAMILY HOME - on a substantial & private plot. NO UPWARD CHAIN.

Driveway for 4 cars, garage & ADDITIONAL HARD STANDING FOR VEHICLES / CARAVAN / MOTORHOME etc

Available for viewings immediately, we strongly recommend you book a viewing today!

The tastefully presented & well maintained property comprises:-

GROUND FLOOR - entrance porch, spacious entrance hall, Fitted kitchen with utility porch off connecting to the garage. The kitchen leads through to the Lounge Diner that boasts bi fold doors to separate the space if needed. The lounge has a log burner too!

Off the dining area is a modern conservatory that looks over the private garden.

On the first floor are 3 well proportioned bedrooms and a modern family bathroom with bath & shower over.

Gas central heating (combi boiler) & modern uPVC double glazing.

To the front is driveway parking for approx 4 vehicles & access to the garage.

At the rear is a private, southerly facing garden on a very generous plot. Steps up to an additional hardstanding area that would be ideal for a caravan/motorhome etc accessed off Newbridge Lane.

Situated the North side of Chesterfield, Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield.

CONTACT HUNTERS TODAY!

Chesterfield BC band C

Freehold



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Tel: 01246 540540 Email: Chesterfield@hunters.com <https://www.hunters.com>