



## 88 Brearley Avenue, New Whittington, Chesterfield, S43 2DY

- GENEROUS CORNER PLOT
- DOWNSTAIRS BATHROOM
- REAR GARDEN WITH DECKING
- DETACHED GARAGE
- LOUNGE OPENING INTO DINING ROOM
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY FOR MULTIPLE CARS
- CALL HUNTERS NOW

**Offers In The Region Of £200,000**

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HERE TO GET *you* THERE



Located on a generous corner plot in the popular North Chesterfield suburb of New Whittington, this well-presented three-bedroom semi-detached home offers spacious accommodation and excellent outdoor space, making it ideal for families, first-time buyers, or those looking for more room to grow.

The area benefits from a range of local amenities including shops, a pharmacy, hairdressers, a butcher, and more. The property is within the catchment area for New Whittington Primary School and Whittington Green Secondary School, and is just a short walk from the picturesque Chesterfield Canal. With convenient access to Sheffield, Dronfield, and the M1 at Junction 29, the location offers both peace and practicality.

On the ground floor, you are welcomed by an entrance hallway leading to a spacious lounge that opens into the dining room, creating a bright and open living space. The kitchen is well laid out, and there is also a downstairs three piece suite bathroom.

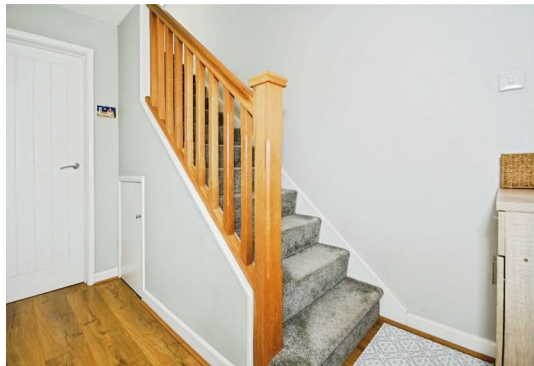
Upstairs, there are three well-proportioned bedrooms, each offering comfortable accommodation with plenty of natural light.

The home is fitted with gas central heating and uPVC double glazing throughout.

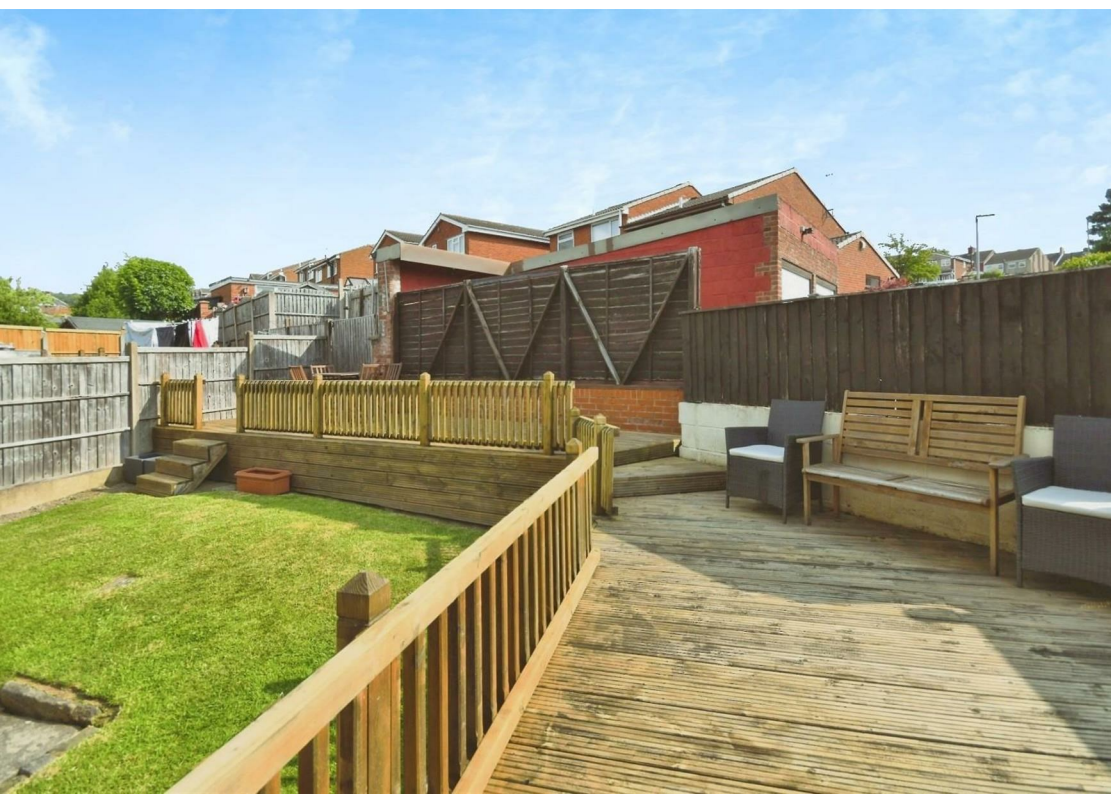
Outside, the rear garden is a great size and includes a raised decking area, perfect for relaxing or entertaining. To the front, the property boasts driveway parking for multiple cars and a detached garage, offering ample storage or additional parking space.

This is a fantastic opportunity to secure a spacious home in a well-connected and family-friendly location. Early viewing is strongly recommended, call Hunters now!

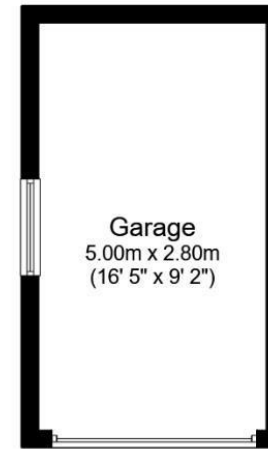
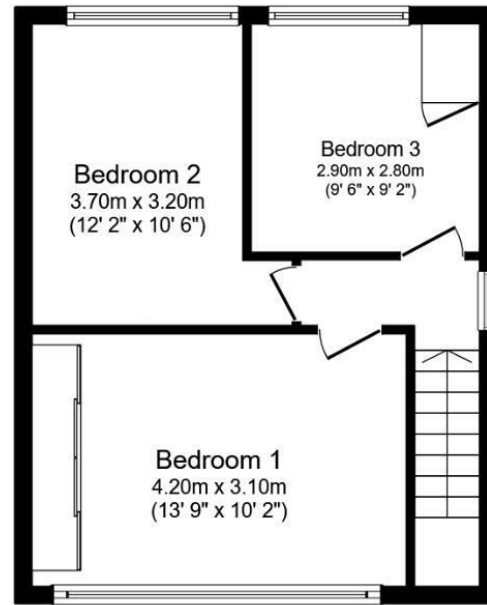
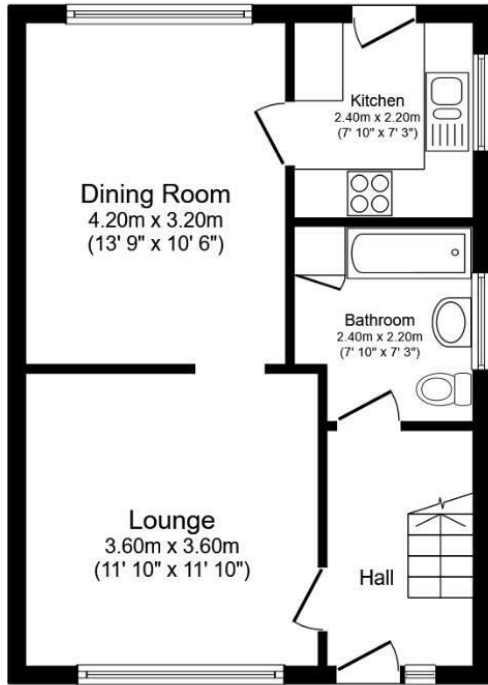
Leasehold 800 year lease from 5th Oct 1962 with 737 years remaining, annual ground rent of £15. Tax Band B, EPC Rating D.











Total floor area: 95.4 sq.m. (1,027 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](http://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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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

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