



## 11 Chesterfield Avenue, New Whittington, Chesterfield, S43 2BX

- NO CHAIN
- MODERN THROUGHOUT
- TWO RECEPTION ROOMS
- TWO BEDROOM TERRACE
- READY TO MOVE INTO
- VIEW NOW

**Offers In The Region Of £130,000**

**HUNTERS®**  
HERE TO GET *you* THERE

**OFFERED WITH NO CHAIN - SUPERB FIRST TIME BUYER HOME OR INVESTMENT OPPORTUNITY!**

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.

**\*TAKE A LOOK AT THIS TWO BEDROOM MID TERRACE PROPERTY - VIEWINGS AVAILABLE NOW\***

This well presented & ready to move into home comprises:- lounge, dining room opening up into the "Galley" kitchen, two double first floor bedrooms & the combined bathroom off the landing.

Outside there is on road parking & low maintenance NORTH WESTERLY facing rear garden.

Gas central heating & uPVC double glazed.

For investors, we believe this property would rent out at £725 - £750 per calendar month - NEARLY A 7% YIELD!

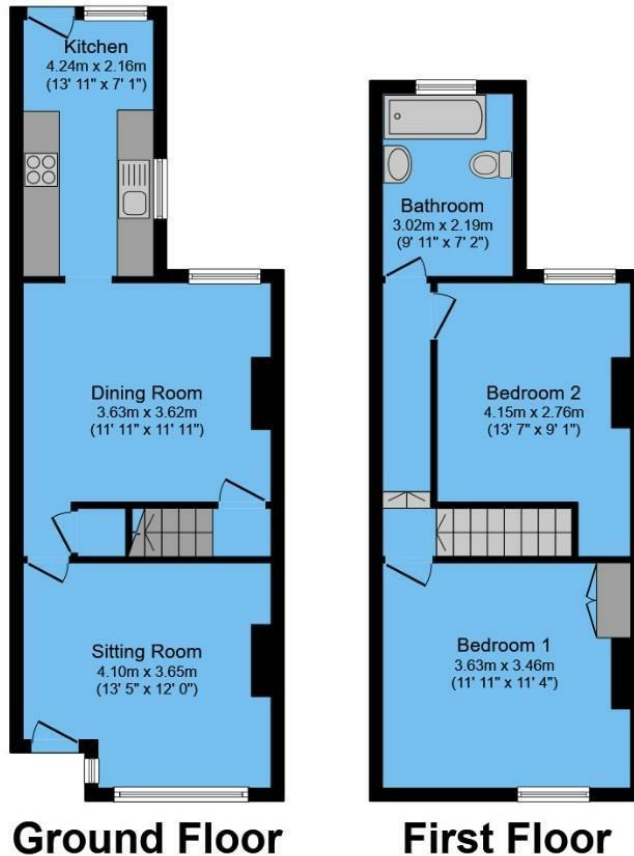
**FREEHOLD | COUNCIL TAX BAND A**

**CALL HUNTERS NOW TO BOOK YOUR VIEWING!**

**PLEASE NOTE:** this property has been virtually staged for marketing purposes.

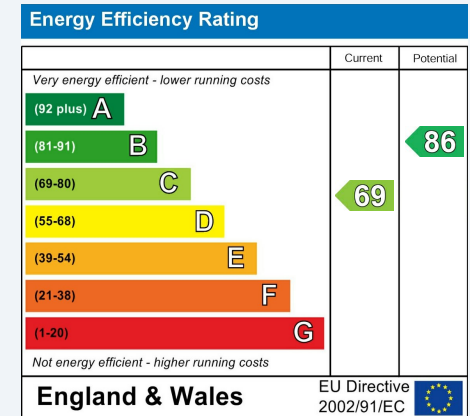






## ENERGY PERFORMANCE CERTIFICATE

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.



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

Total floor area 83.5 sq.m. (899 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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### 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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>