



144 Handley Road, New Whittington, Chesterfield, S43 2ER

- TWO BEDROOMS
- NO CHAIN
- BLANK CANVES TO MAKE YOUR OWN
- SEMI DETACHED
- GARAGE AND DRIVEWAY
- VIEW NOW!

Offers In The Region Of £155,000



**NO CHAIN - TWO BEDROOM SEMI DETACHED
PROPERTY - A BLANK CANVAS TO MAKE YOUR OWN!**

**POTENTIAL FOR EXTENSION SIDE AND REAR -
subject to planning permission.**

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.

The ground floor of this property sees a front entrance to
the hallway, with spacious lounge area and kitchen/diner
with double doors to the decking in the garden.

To the first floor, comprises two well proportioned
bedrooms and family bathroom with bath and overhead
shower.

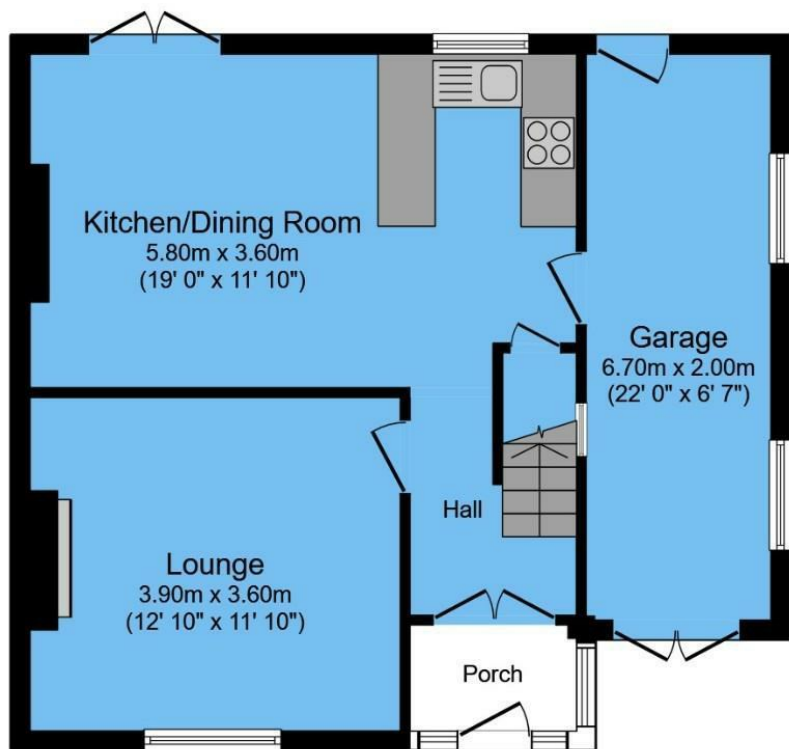
Outside the property, to the front of the property is off
road driveway parking, and access to garage . To the
rear, sees a decking area with a view of countryside
fields, with steps down to a large garden.

FREEHOLD - COUNCIL TAX BAND A

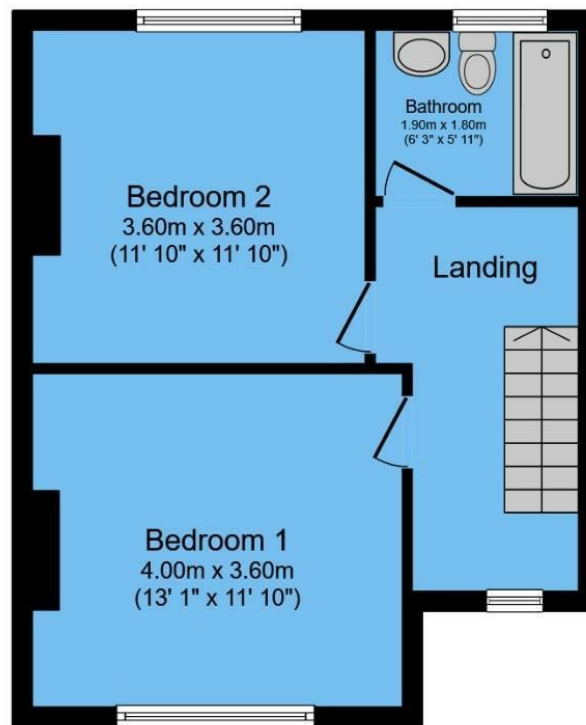
**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS
TO BOOK YOURS NOW!**







Ground Floor



First Floor

Total floor area 94.2 sq.m. (1,014 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.



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		81
(69-80) C		
(55-68) D	61	
(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

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

Tel: 01246 540540 Email:

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