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**35 Church Street North, Old Whittington, Chesterfield, S41**

**9QN**

- THREE DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- FULL OF CHARACTER
- STONE-BUILT TERRACED COTTAGE
- THREE STOREYS
- VIEW NOW!

**Offers In The Region Of £220,000**

**CHARMING THREE DOUBLE BEDROOM STONE-BUILT TERRACED COTTAGE - VERSATILE ACCOMODATION ARRANGED OVER THREE FLOORS WITH COUNTRYSIDE VIEWS!**

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.

Upon entering the property, the ground floor comprises a spacious lounge area with feature log burner, through to the kitchen/diner, family bathroom with bath and overhead shower, and hall to the rear to gain access to the garden.

There is also a spacious cellar accessed off the kitchen - ideal storage space.

To the first floor are two well-proportioned bedrooms, together with a central landing providing access to both rooms and stairs rising to the second-floor accommodation.

Occupying the entire second floor is a spacious principal bedroom, creating a private retreat within the home. This impressive room benefits from its own en-suite facilities, offering both convenience and comfort. The layout provides an ideal balance of privacy and practicality, making it a perfect principal suite.

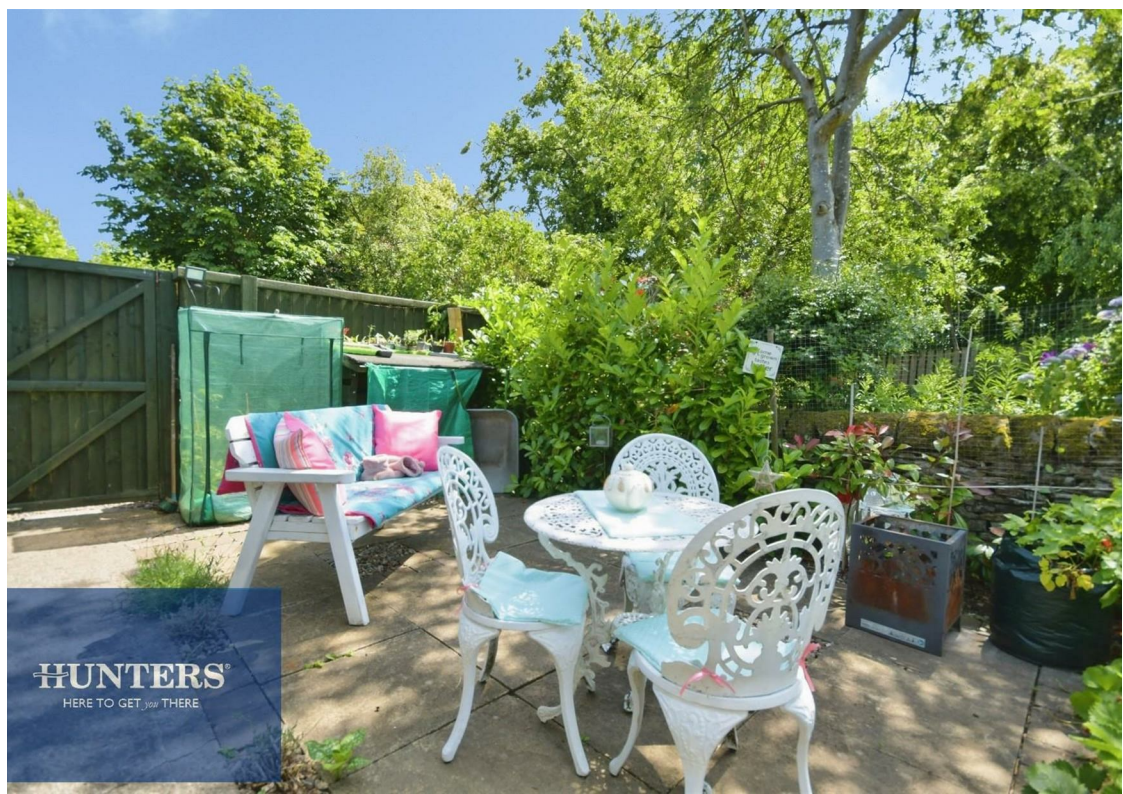
To the front of the property is a generously sized garden, providing an attractive approach to the home and offering ample space for planting, landscaping, or outdoor enjoyment.

To the rear, there is an enclosed courtyard garden benefiting from a desirable westerly aspect, making it an ideal space for relaxing or entertaining whilst enjoying the afternoon and evening sunshine. The enclosed nature of the courtyard provides a good degree of privacy and creates a low-maintenance outdoor retreat.

GCH - Combi boiler and double glazing.

FREEHOLD - COUNCIL TAX BAND B







Total floor area 98.1 sq.m. (1,055 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) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</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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