



34 Sanforth Street, Whittington Moor, Chesterfield, S41 8RU

- GUIDE PRICE OF £130,000 TO £135,000
 - TERRACED HOUSE
 - GREAT FIRST TIME BUYER HOME
- TWO BEDROOMS
- NO ONWARD CHAIN
- VIEW NOW!

Guide Price £130,000

HUNTERS®
HERE TO GET *you* THERE

*****GUIDE PRICE OF £130,000 TO £135,000*****

TWO BEDROOM TERRACED HOUSE - GREAT FIRST TIME BUYER HOME - NO ONWARD CHAIN!

Whittington Moor is a popular residential area of Chesterfield, offering a great balance of town and countryside living. The area benefits from excellent local amenities, well-regarded schools and convenient transport links. Chesterfield town centre is within easy reach, while the surrounding countryside provides plenty of opportunities for walking and outdoor activities.

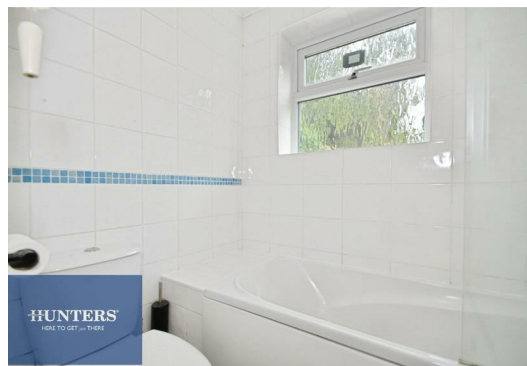
The property is entered directly into the lounge, which leads through to the dining room, featuring useful under-stairs storage and access to the rear garden. The kitchen is located beyond, followed by the bathroom, complete with a bath and overhead shower.

To the first floor are two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, while the second bedroom offers two separate built-in storage cupboards.

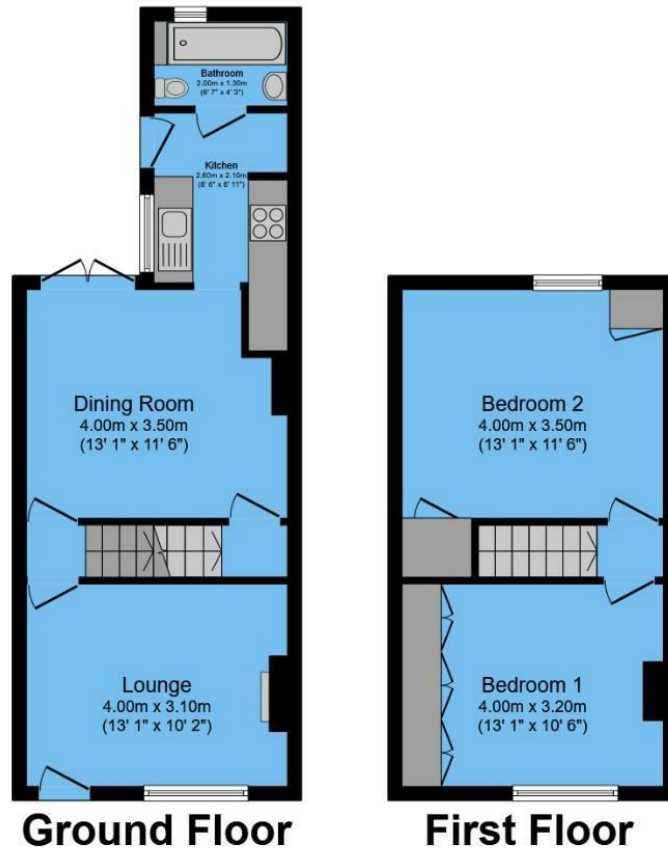
Externally, the property enjoys a low-maintenance paved garden with a further pebbled area to the rear. On-street parking is also available.

Additional features include: uPVC double glazing.

FREHOLD - COUNCIL TAX BAND A







Ground Floor

First Floor

Total floor area 69.2 sq.m. (745 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		
(69-80) C		80
(55-68) D	62	
(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

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