



## 37 Welbeck Street, Whitwell, Worksop, S80 4TF

- NO CHAIN
- TWO BEDROOMS

- MODERN THROUGHOUT
- VIEW NOW

**Guide Price £100,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**\*GUIDE PRICE OF £100,000 TO £110,000\***

**OFFERED WITH NO CHAIN - FULLY MODERNISED THROUGHOUT -  
TWO BEDROOM TERRACE HOUSE!**

Nestled on the edge of the Derbyshire and Nottinghamshire border, Whitwell offers the perfect balance of countryside tranquility and everyday convenience. Located just a short drive from the market town of Worksop, this well-established village is popular with families, professionals and retirees alike.

Whitwell has a strong sense of community, supported by a range of local amenities including independent shops, cafés, traditional pubs, and reputable primary schools. For wider shopping and leisure facilities, residents benefit from easy access to Worksop town centre, while larger retail and entertainment options can be found in nearby Chesterfield and Sheffield.

Combining village character, practical amenities and excellent transport links, Whitwell represents an appealing location for those seeking a quieter lifestyle without compromising on connectivity.

The wonderful property comprises:- lounge, kitchen / diner, two first floor bedrooms & modern bathroom / WC.

Gas central heating & uPVC double glazed.

Externally the property has a patio & lawn to the rear.

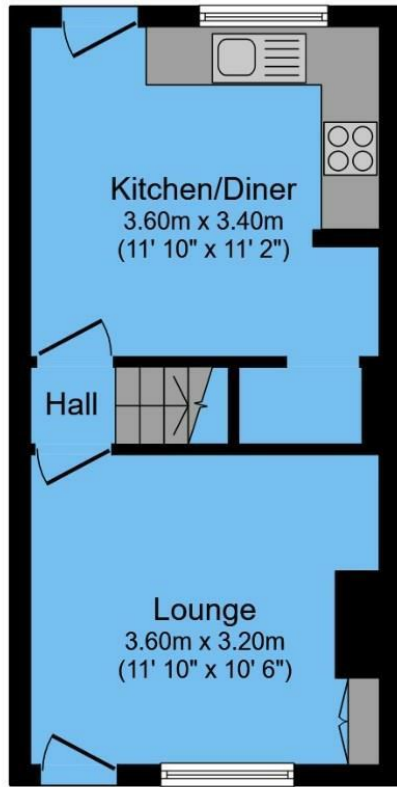
**FREEHOLD | COUNCIL TAX BAND A**

**360 TOUR AVAILABLE TO VIEW: <https://3dtour.vieweet.com/?tour=EWZCSAK> - INTERESTED? BOOK YOUR VIEWING NOW!**

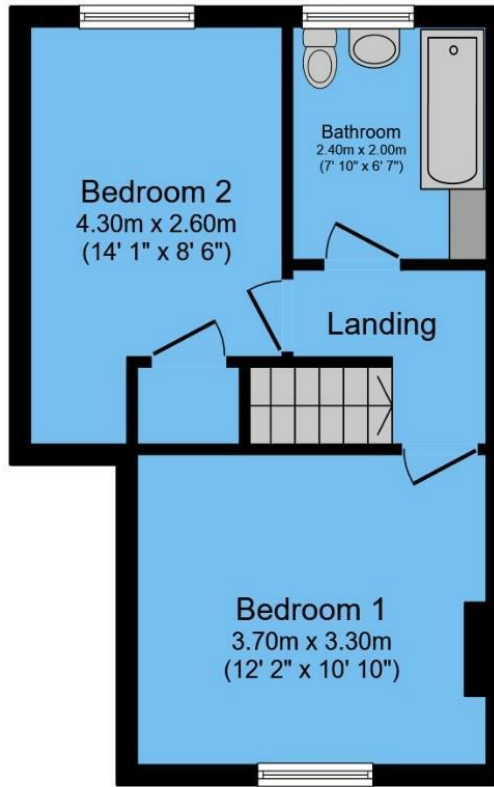
**PLEASE NOTE: this property has been virtually staged for marketing purposes.**







**Ground Floor**



**First Floor**

## 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			91
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

Total floor area 59.5 sq.m. (640 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.



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