



34 Bower Farm Road, Old Whittington, Chesterfield, S41 9PP

- PERFECT STARTER HOME
- MODERN KITCHEN DINER
- SHOWER ROOM WITH SEPARATE WC
- DRIVEWAY AND DETACHED GARAGE
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- LAWNED GARDENS WITH DECKING
- CALL HUNTERS NOW

Guide Price £180,000 - £185,000

HUNTERS®
HERE TO GET *you* THERE

****GUIDE PRICE £180,000 - £185,000****

Well-Presented Three Bedroom Semi-Detached Home on a Larger Than Average Plot – Old Whittington, Chesterfield

OFFERED WITH NO CHAIN

Tucked away on the sought-after North side of Chesterfield in the popular area of Old Whittington, this well-maintained three-bedroom semi-detached property offers spacious living, a generous plot, and excellent connectivity. Ideally located just a short stroll from the scenic Chesterfield Canal, the home is also within easy reach of Chesterfield Train Station, M1 J29, Sheffield, and Dronfield — making it perfect for commuters and families alike.

Step inside and you're welcomed by a light-filled lounge featuring a charming bay window. The heart of the home is a modern kitchen/diner that provides ample space for both cooking and entertaining, with the added benefit of a separate utility room.

Upstairs, the property boasts two well-proportioned double bedrooms, a shower room, and a separate WC for convenience.

The home benefits from gas central heating via a combi boiler and uPVC double glazing throughout. A new roof was installed approximately 10 years ago, adding peace of mind.

Outside, the property continues to impress with lawned gardens to the side and rear, complemented by a private decking area — ideal for summer gatherings. A driveway with gated access leads to a detached garage, offering secure off-road parking and additional storage.

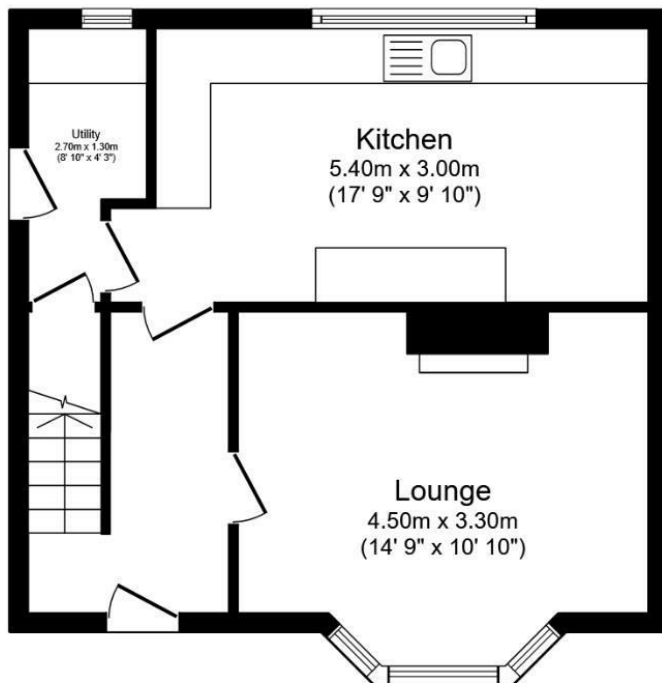
With fantastic local amenities, highly regarded schools, and beautiful walking routes nearby, this is a perfect opportunity to purchase a home that combines space, style, and location.

Viewings highly recommended to appreciate the size and setting of this charming home.

FREEHOLD | TAX BAND A | EPC RATING C

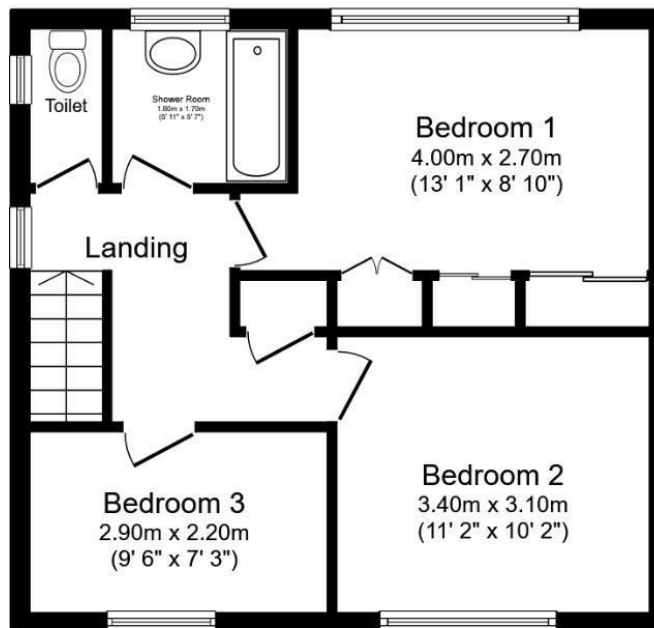






Ground Floor

Floor area 44.6 sq.m. (481 sq.ft.)



First Floor

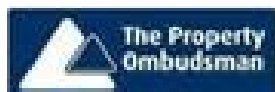
Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 88.2 sq.m. (949 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(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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