



83 Devonshire Avenue North, New Whittington, Chesterfield, S43 2AS

- NO CHAIN
- SEMI DETACHED
- WESTERLY FACING REAR GARDEN
- THREE BEDROOMS
- POTENTIAL TO CREATE DRIVE (STPP)
- IN NEED OF MODERNISATION

Offers In The Region Of £150,000

HUNTERS®
HERE TO GET *you* THERE

OFFERED WITH NO CHAIN - GOOD SIZE FAMILY HOME TO MAKE YOUR OWN!

In need of modernisation through & having the potential to create off road parking 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 property comprises:- side entrance hall, lounge, kitchen / diner, rear hall with store cupboard & downstairs WC.

To the first floor are three well proportioned bedrooms & combined bathroom / WC.

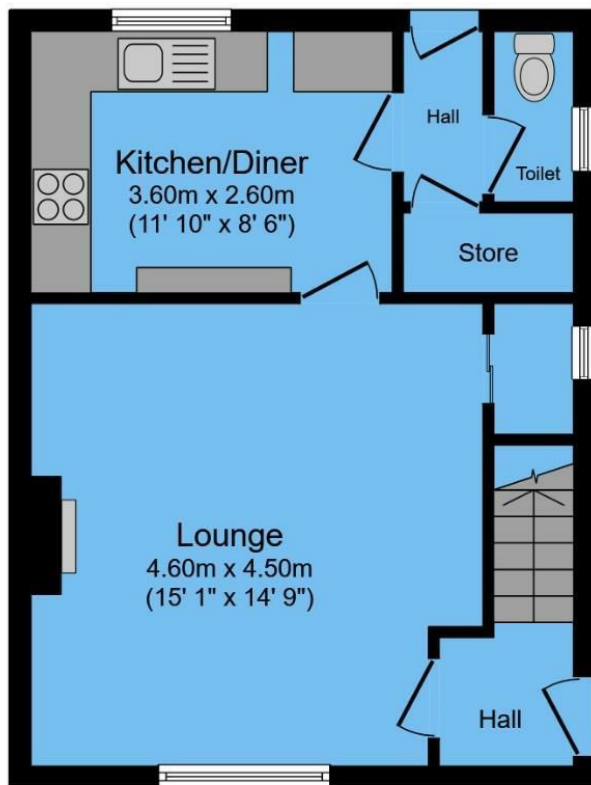
Externally, there is a front courtyard which could be used to create off road parking (subject to planning permission) & enclosed WESTERLY facing rear garden.

VIEWINGS AVAILABLE NOW, BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK!

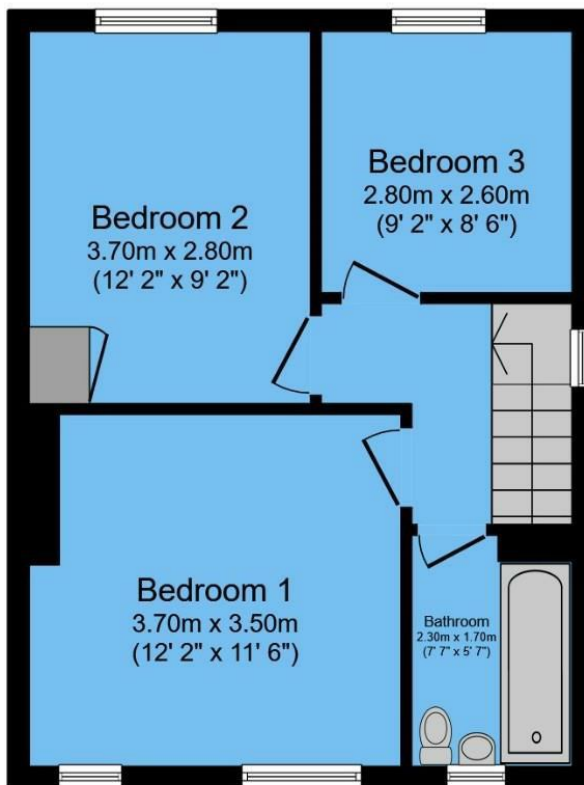
FREEHOLD | COUNCIL TAX BAND A







Ground Floor



First Floor

Total floor area 78.8 sq.m. (849 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	77
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>