



HUNTERS
HERE TO GET *you* THERE

61 Devonshire Avenue North, New Whittington, Chesterfield, S43 2DF

- FOUR BEDROOMS
- GREAT SIZED FAMILY HOME
- DRIVEWAY PARKING
- MID TERRACED
- VERSATILE ACCOMODATION
- VIEW NOW!

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Offers In The Region Of £210,000

VERSATILE ACCOMODATION - THREE/FOUR BEDROOM MID TERRACED PROPERTY - GREAT SIZED FAMILY HOME!

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 ground floor comprises a spacious lounge, modern fitted kitchen, and a versatile downstairs double bedroom with access via double doors to the rear garden and an ensuite wetroom, offering flexible accommodation that is well suited to accessible living or can be used as an additional reception room.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for families or those requiring additional space, together with a family bathroom with bath and overhead shower.

Externally the property benefits from front driveway parking. The rear garden has been thoughtfully landscaped to provide a variety of outdoor spaces, beginning with a paved patio area, ideal for outdoor seating and entertaining. Step leading up to the lawn and shed situated to the back of the garden providing extra storage, with a further set of steps rising to an elevated veranda, creating the perfect spot to relax.

FREEHOLD - COUNCIL TAX BAND A





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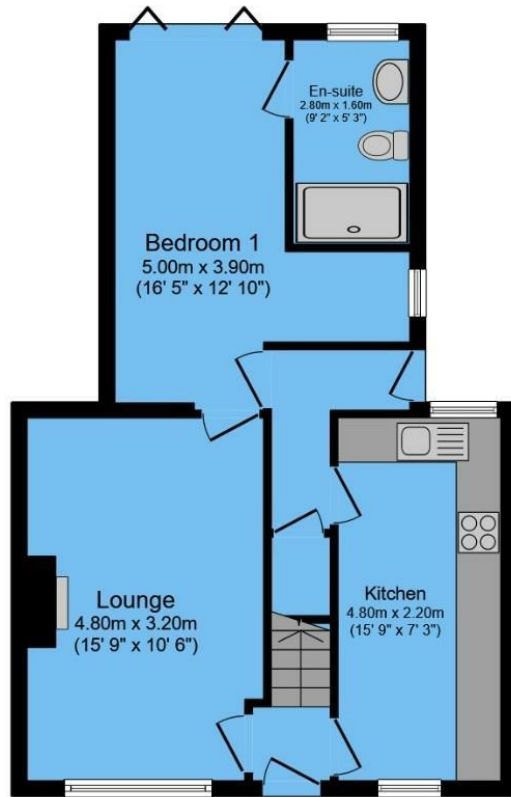
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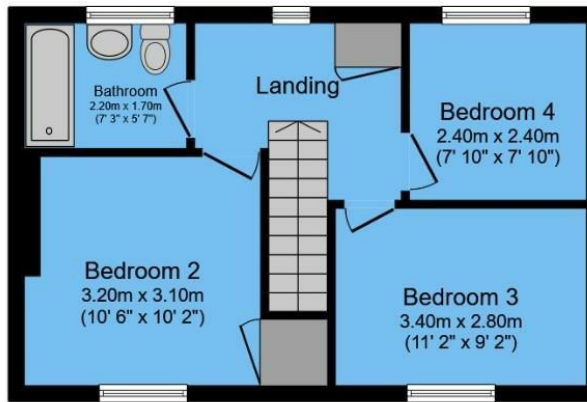
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Ground Floor



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			
(81-91) B			
(69-80) C			
(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

Total floor area 88.9 sq.m. (957 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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