

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**22 Glasshouse Lane, New Whittington, Chesterfield, S43 2DQ**

**Guide Price £280,000**



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## Property Images



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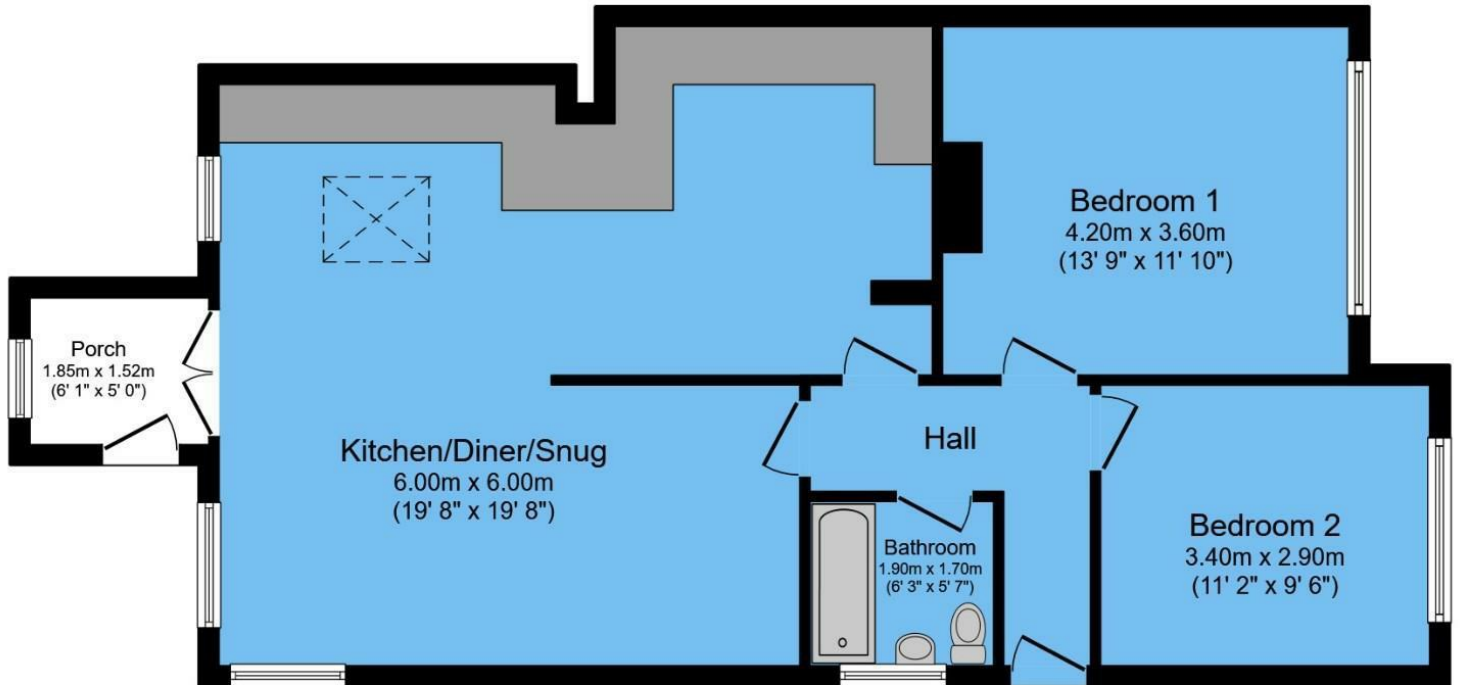
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## Property Images



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Total floor area 76.7 sq.m. (826 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





\*GUIDE PRICE OF £280,000 TO £290,000\*

**EXTENDED BUNGALOW - A SOUGHT AFTER POSTCODE IN NEW WHITTINGTON - LARGE PLOT - MUST BE VIEWED TO BE APPRECIATED!**

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 & J29a.

**TWO BEDROOM BUNGALOW - VERY WELL PRESENTED THROUGHOUT**, comprising:- side entrance hall, two bedrooms on the front of the bungalow, combined bathroom / WC. OPEN PLAN LIVING / KITCHEN extension with log burner in the kitchen.

Air source heat pump, uPVC double glazed.

**HUGE PLOT (0.2 ACRE) - THE GARDEN SPACE HAS BEEN DESIGNED INTO SECTIONS BY THE CURRENT OWNERS - A GREAT PLACE TO CREATE WHATEVER YOU REQUIRE.**

The garden includes large shed/home office and a summer house, to the front there is driveway parking & front lawn.

**VIEWINGS ARE A MUST - CALL HUNTERS TO BOOK YOURS NOW!**

**FREEHOLD | COUNCIL TAX BAND B**

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