



## 84 Wellington Street, New Whittington, Chesterfield, S43 2BG

- NO UPWARD CHAIN
- DINING ROOM OPENING TO KITCHEN
  - FOUR PIECE SUITE BATHROOM
- PARKING SPACE FOR ONE CAR TO REAR
- LOUNGE WITH BAY WINDOW
- TWO GOOD SIZED BEDROOMS
  - PATIO REAR GARDEN
  - CALL HUNTERS NOW

**Offers In The Region Of £145,000**





## No Chain – Charming Two Bedroom End-Terraced Home in New Whittington

Situated on the North side of Chesterfield in the popular residential area of New Whittington, this well-presented two-bedroom end-terraced property offers a fantastic opportunity for first-time buyers, downsizers, or investors. The home is offered with no onward chain and is ideally positioned within walking distance of local amenities, including shops, a pharmacy, butchers, hairdressers, and more.

Families will appreciate the property's location within the catchment area for New Whittington Primary School and Whittington Green Secondary School, and nature lovers will enjoy strolls along the nearby Chesterfield Canal. For commuters, there is excellent access to Sheffield, Dronfield, and the M1 (J29).

Internally, the property boasts a bright lounge with a charming Victorian bay window, a separate dining room that opens into the kitchen, and a useful utility room to the rear, as well as stairs down to the cellar. Upstairs, you'll find two generously sized bedrooms and a spacious four-piece bathroom suite, complete with a separate shower cubicle.

Further benefits include gas central heating, uPVC double glazed windows.

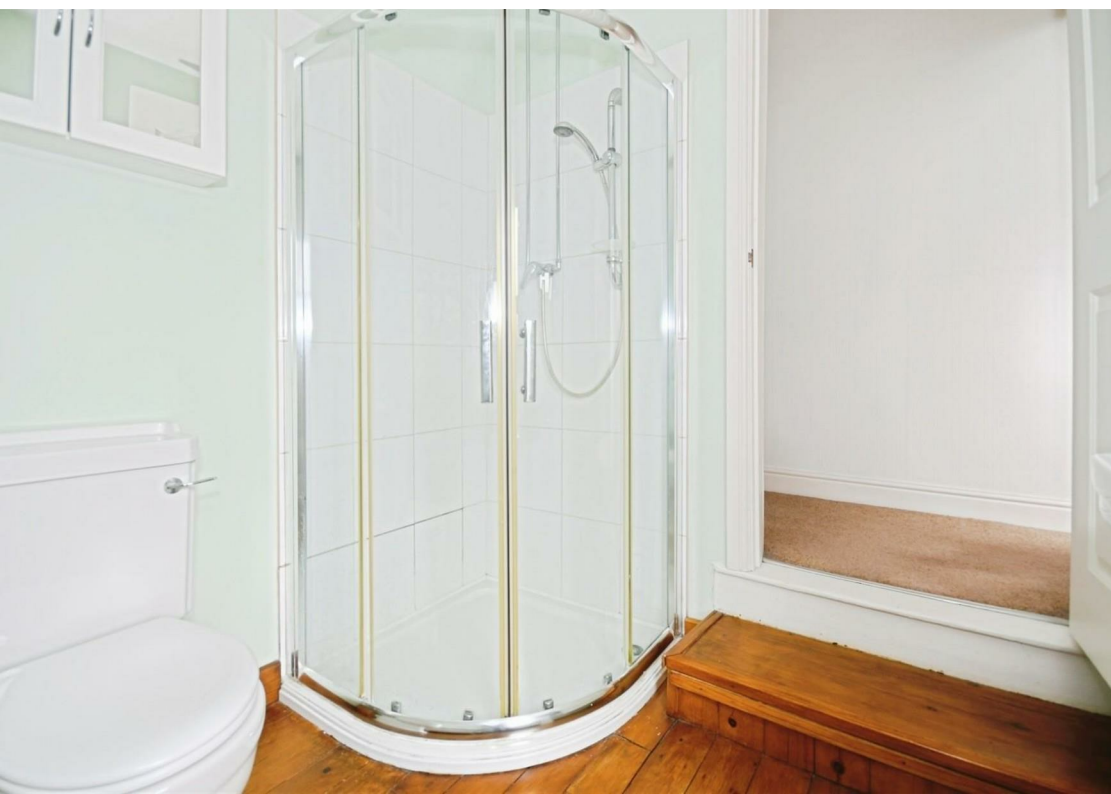
To the rear, there is a private patio garden with off-road parking for one vehicle, while the front of the property features a quaint courtyard area.

This is a superb opportunity to own a home in a well-connected and family-friendly location—early viewing is highly recommended - Call Hunters now!

Freehold, Tax Band A, EPC Rating D.



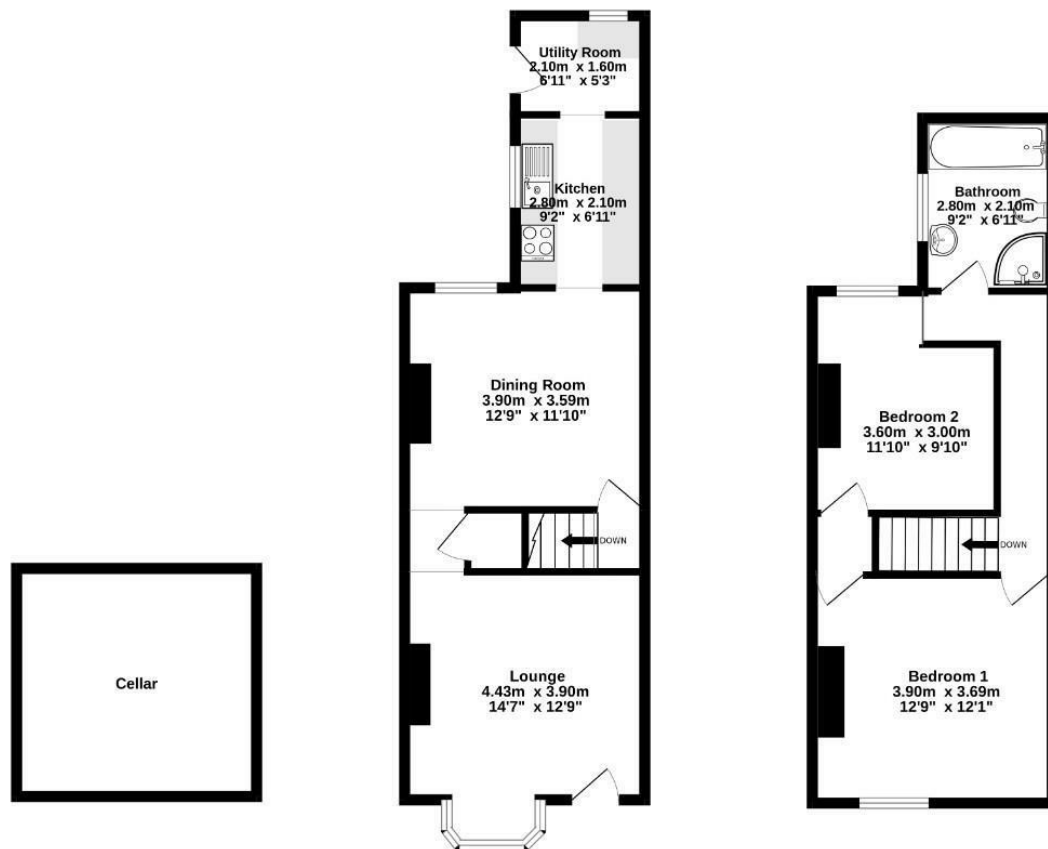




**BASEMENT**  
14.4 sq.m. (155 sq.ft.) approx.

**GROUND FLOOR**  
41.7 sq.m. (449 sq.ft.) approx.

**1ST FLOOR**  
37.0 sq.m. (399 sq.ft.) approx.




TOTAL FLOOR AREA : 93.2 sq.m. (1003 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 	

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

## 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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