



## 105 Ashcroft Drive, Old Whittington, Chesterfield, S41 9PE

- THREE BEDROOMS
- DRIVEWAY PARKING
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZED
- SEMI DETACHED
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATED
- GREAT LOCATION

**Guide Price £160,000 - £165,000**

**HUNTERS®**  
HERE TO GET *you* THERE

**\*GUIDE PRICE £160,000 TO £165,000\***

**VIEWINGS AVAILABLE NOW ON THIS THREE  
BEDROOM SEMI DETACHED HOUSE WITH  
DRIVEWAY PARKING!**

Situated the North side of Chesterfield Old Whittington has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1, Sheffield & Dronfield.

A well presented family home, comprising:- hall, lounge, kitchen / diner with rear hall / utility area / store off it.

On the first floor are three well proportioned bedrooms, bathroom & separate WC.

Gas central heating & uPVC double glazed.

Outside sees driveway parking for multiple cars & enclosed, low maintenance rear garden with patio area.

**FREEHOLD.**

We understand the council tax band A under Chesterfield Borough Council.

**DONT MISS OUT - CALL HUNTERS TO VIEW -  
PHONES ANSWERED 24/7!**

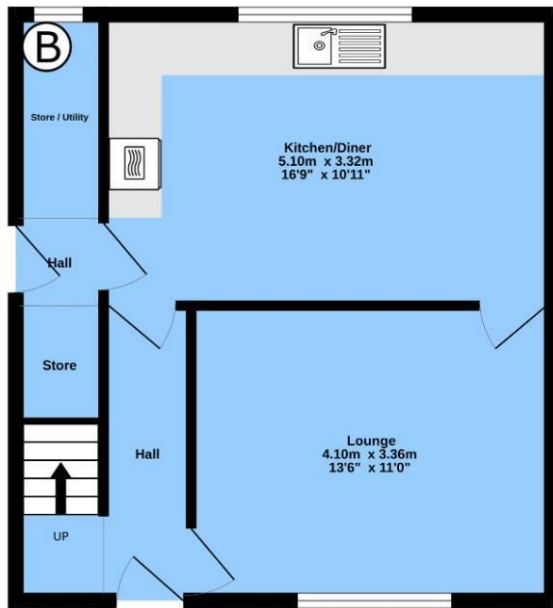




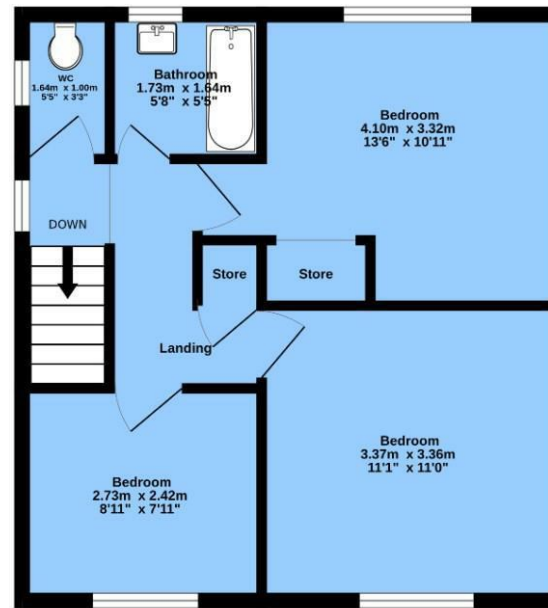




GROUND FLOOR  
40.7 sq.m. (439 sq.ft.) approx.



1ST FLOOR  
40.7 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA: 81.5 sq.m. (877 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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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