

# SOLD

subject to contract



**38 Brearley Avenue, New Whittington, Chesterfield, S43 2DY**

- WELL PRESENTED
- OPEN PLAN KITCHEN DINING ROOM
- FAMILY BATHROOM
- DETACHED GARAGE AND PARKING
- LOUNGE WITH LOG BURNER
- 3 GOOD SIZED BEDROOMS
- WELL MAINTAINED GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £230,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Welcome to this WELL PRESENTED, 3 BEDROOM SEMIDETACHED HOUSE. 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.



As you enter this property through the porch, you will find the hallway, lounge with log burner and the open plan kitchen and dining room with double doors onto the rear garden.



Going upstairs, there are two double bedrooms, a single bedroom, and a tiled, three piece suite bathroom.



Gas central heating and uPVC double glazed windows.

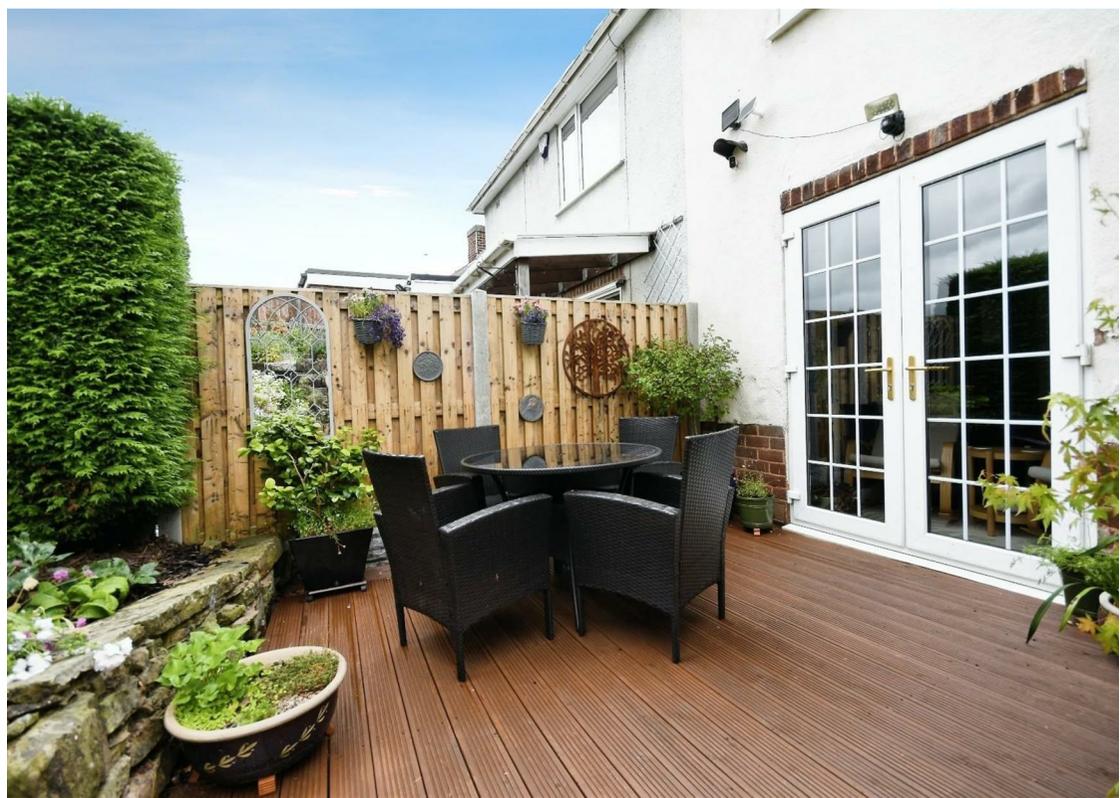
To the rear of the property, there is a good sized, well maintained garden with patio area for seating.

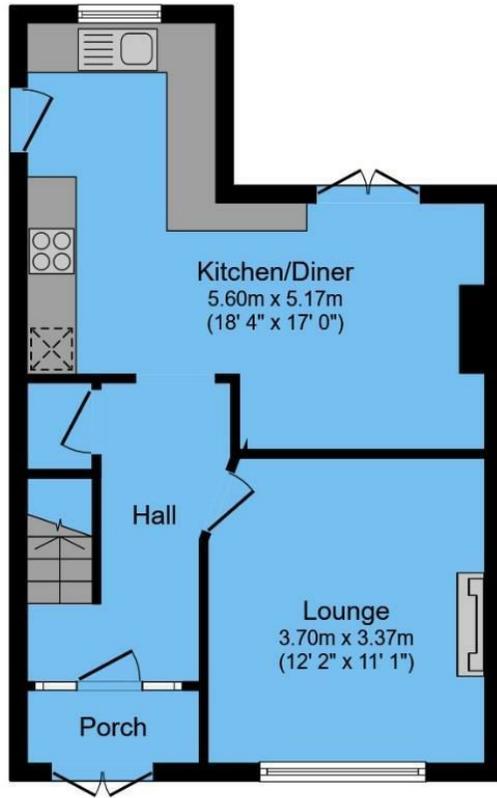


Detached garage and driveway parking to the front.

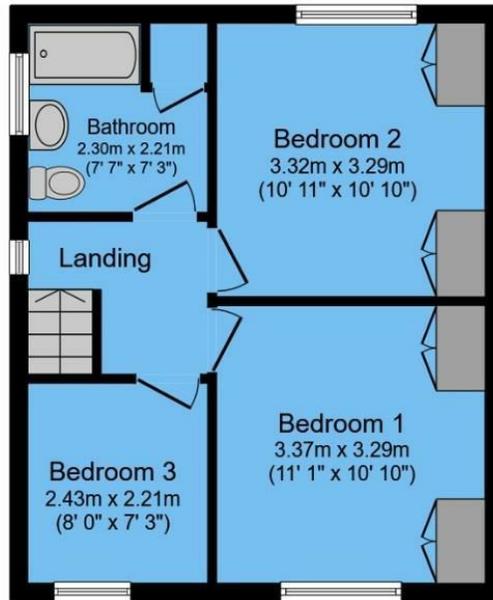
Don't miss out on viewing this property, call Hunters to book yours now!

Freehold, Tax Band B, EPC Rating D.





**Ground Floor**



**First Floor**

Total floor area 81.1 m<sup>2</sup> (873 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).

Powered by [www.focalagent.com](http://www.focalagent.com)

### 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			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>