



**26 Danby Avenue, Old Whittington, Chesterfield, S41 9NJ**

- NO CHAIN
- SEMI DETACHED
- REAR GARDEN

- FOUR BEDROOM
- DRIVEWAY PARKING
- GREAT SIZED FAMILY HOME

**Offers In The Region Of £200,000**

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

**GREAT SIZED FAMILY HOME - NEARLY 1,500 SQUARE FEET - MUST BE VIEWED - well presented throughout, ON A CORNER PLOT with DRIVEWAY PARKING.**

Positioned in a well-established residential area of Old Whittington, Danby Avenue presents an excellent opportunity for families or buyers seeking space, convenience and access to local amenities. With canal walks just moments away, this property offers a peaceful lifestyle with everything you need close at hand.

The home is ideally located for those with children, with both primary and secondary schools in the vicinity. Shops, services and public transport links are also within easy reach.

Stepping inside, the entrance hall leads to a spacious lounge. A separate study provides a useful space for home working or as a playroom, depending on your needs. The kitchen and dining area span the rear of the property, offering a sociable layout with plenty of room for family meals or hosting guests. Just off the kitchen is a useful utility room and a ground floor WC, adding to the practicality of the home.

Upstairs, there are four generously sized bedrooms, each offering ample space. The family bathroom is well-appointed and serves the first floor comfortably.

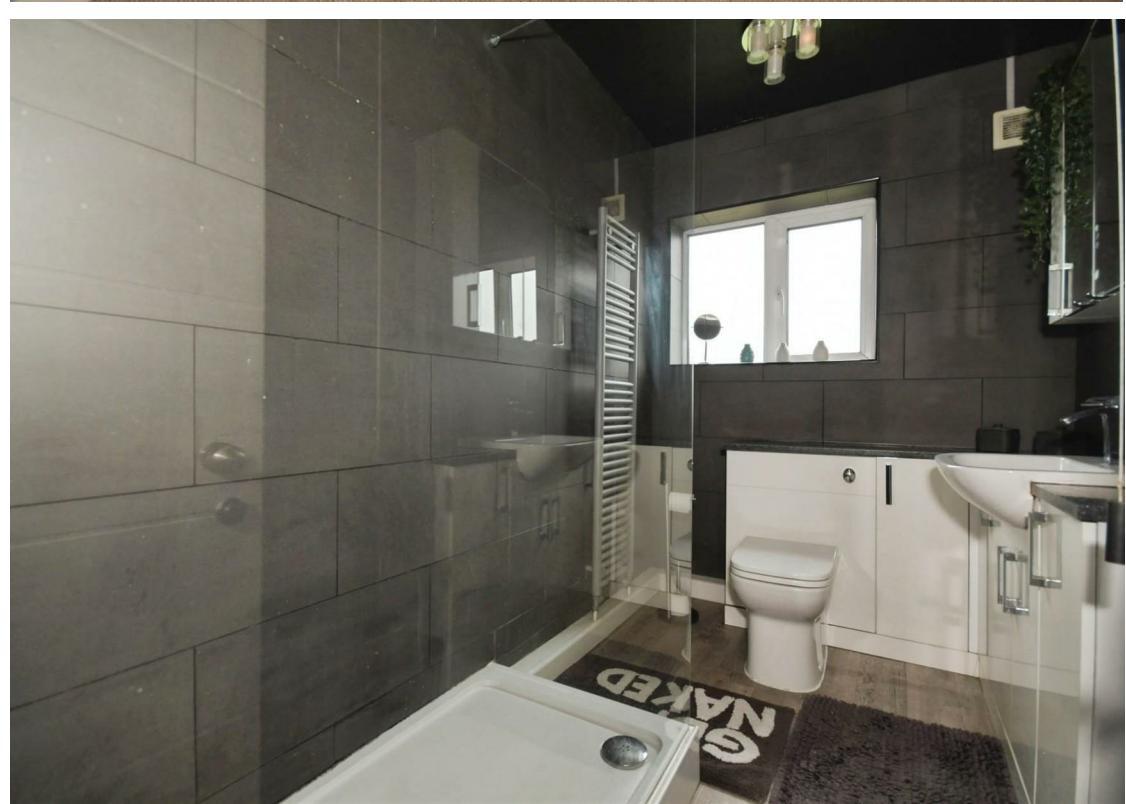
Externally, the property benefits from driveway parking and a fully enclosed garden to the rear, offering privacy and a secure area for children or pets.

Offered with no onward chain, Danby Avenue represents a move-in-ready option with excellent potential to personalise over time.

Early viewing is highly recommended to appreciate all that this home has to offer.

**FREEHOLD | COUNCIL TAX BAND B**

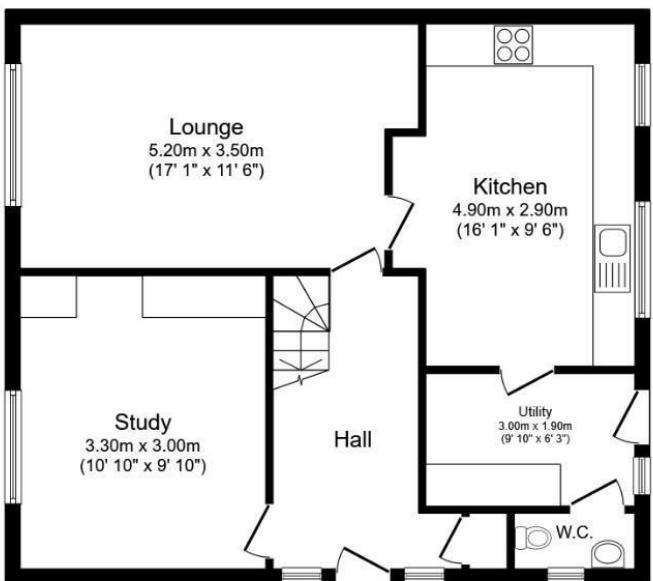




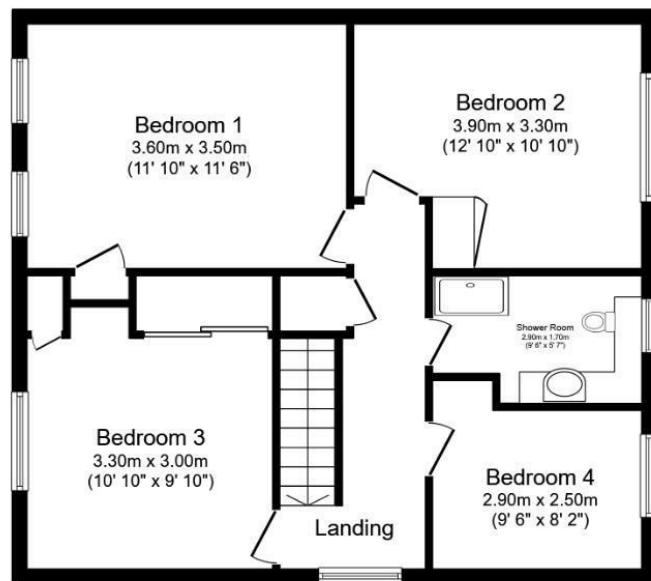
# ENERGY PERFORMANCE CERTIFICATE

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		85
(81-91) B		
(69-80) C		68
(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		



**Ground Floor**  
Floor area 68.7 sq.m. (740 sq.ft.)



**First Floor**  
Floor area 68.7 sq.m. (740 sq.ft.)

Total floor area: 137.5 sq.m. (1,480 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



## 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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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](mailto:Chesterfield@hunters.com) <https://www.hunters.com>