



## 25a Church Street North, Old Whittington, Chesterfield, S41 9QN

- SUPERB VICTORIAN 2 / 3 BEDROOM
- 3 bathrooms - downstairs WC & utility, Family bathroom & en suite
- Modern kitchen with breakfast bar & integrated appliances
- Countryside on your doorstep!
- Beautifully presented & open plan accommodation
- Semi detached
- Driveway parking, enclosed rear garden
- Gas central heating & uPVC double glazed

**Offers In The Region Of £284,000**

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



Located in the popular historical & semi rural area of Old Whittington is this characterful, spacious and modern Victorian TWO BEDROOM PLUS plus big office room which can be convertible into a bedroom / nursery / dressing room semi detached home.

**\*\*\*OFFERED WITH NO CHAIN\*\*\***

The property been tastefully modernised to compliment the property's original features with modern luxuries and open plan accommodation.

Church Street North boasts countryside walks right on its doorstep and amenities within walking distance.

With over 1100 sqft of accommodation over 3 storeys, the property features a modern kitchen with integrated appliances, breakfast bar and open plan living space with feature fireplace. Also on the ground floor is a downstairs WC & utility area.

On the first floor is a large double bedroom, the family bathroom and big office room that can be used as a bedroom with a queen size bed that has a door leading up to the 2nd floor accommodation.

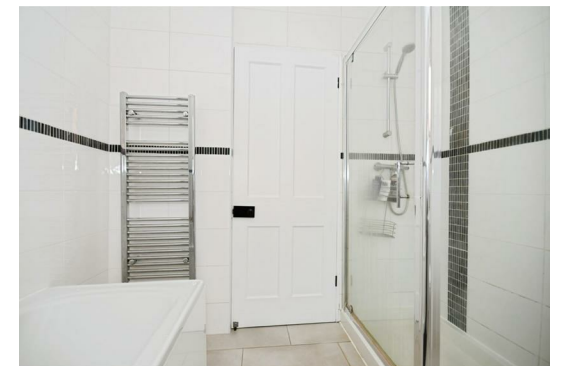
To the 2nd floor is the main bedroom with en suite facilities.

Externally the property boasts lots of off street parking, gardens to front and rear. At the rear is a delightful patio & enclosed garden with low maintenance design and AstroTurf lawn.

Gas central heating & uPVC double glazed.

**MUST BE SEEN! Call Hunters today....**

Freehold, Tax Band B, EPC Rating E.



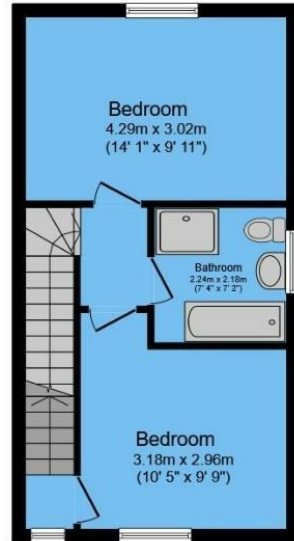




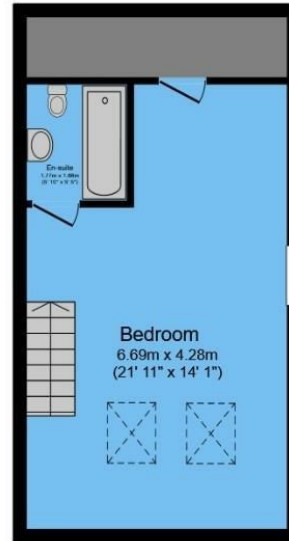




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 109.8 sq.m. (1,182 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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## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>53</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

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