



## 11 Handley Road, New Whittington, Chesterfield, S43 2DU

- IDEAL INVESTMENT
- TWO BEDROOMS PLUS ATTIC ROOM
- ENCLOSED REAR GARDEN
- GREAT LOCATION
- TWO RECEPTION ROOMS
- THREE PIECE SUITE BATHROOM
- ON STREET PARKING NEARBY
- CALL HUNTERS NOW

**Guide Price £110,000 - £120,000**

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



**\*\*GUIDE PRICE OF £110,000 - £120,000\*\***

Situated in the popular village of New Whittington, on the north side of Chesterfield, this well-presented two bedroom mid-terraced property with an additional attic room offers a fantastic opportunity for first-time buyers, families, or investors alike.

The location benefits from a range of local amenities including shops, hairdressers, a butcher, pharmacy, and more. The property is also well-placed within the catchment area for New Whittington Primary School and Whittington Green Secondary School, making it ideal for families. Enjoy leisurely walks along the nearby Chesterfield Canal, while commuters will appreciate the excellent transport links to Sheffield, Dronfield, and M1 Junction 29.

Internally, the ground floor comprises two reception rooms offering flexible living and dining space, and a fitted kitchen to the rear. The first floor features two generously sized bedrooms and a modern three-piece bathroom suite. A staircase leads to a spacious attic room on the second floor—ideal for a home office, playroom or additional bedroom (subject to necessary consents).

The property also benefits from gas central heating, uPVC double glazed windows.

Enclosed rear garden, and on-street parking available nearby.

A lovely home in a convenient location—early viewing is highly recommended! Call Hunters to view now!

**FREEHOLD | TAX BAND A | EPC RATING D**











**Ground Floor**

Floor area 33.4 sq.m. (360 sq.ft.)

**First Floor**

Floor area 32.9 sq.m. (354 sq.ft.)

**Second Floor**

Floor area 14.4 sq.m. (155 sq.ft.)

**Total floor area: 80.8 sq.m. (869 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)



## 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

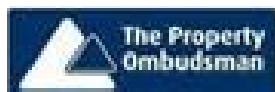
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 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.



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>