



**13 Devonshire Road North, New Whittington,  
Chesterfield, S43 2BL**

**Offers In The Region Of £120,000**

**HUNTERS®**

HERE TO GET *you* THERE



ON THE MARKET TO SELL... situated in a popular and well-connected location, this well-presented mid-terrace home offers spacious living with the added benefit of no onward chain. Perfect for first-time buyers, young families, or investors, the property is within walking distance of scenic canal-side walks and offers easy access to the M1 for commuters.

**\*Ideal First-Time Buy or Investment\***

The accommodation includes:

Two generous double bedrooms on the first floor.

Two versatile reception rooms, ideal for living and dining.

A well-appointed bathroom.

A modern kitchen with direct access to the garden.

Externally, the property boasts a large rear garden, a low-maintenance front courtyard, and rare off-road parking to the rear - a real bonus in this area.

Don't miss the chance to secure a home in this desirable location. Contact us today to arrange a viewing.

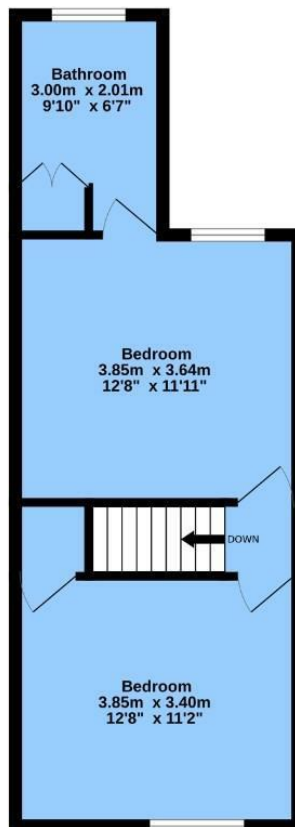
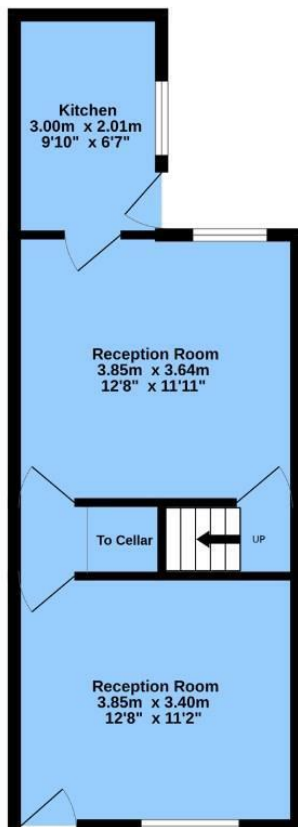
**FREEHOLD | COUNCIL TAX BAND A**

**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS!**



GROUND FLOOR  
37.0 sq.m. (388 sq.ft.) approx.

1ST FLOOR  
37.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA: 74.0 sq.m. (797 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</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

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