







70 Devonshire Avenue North

New Whittington • Chesterfield • S43 2DF

Asking Price £200,000

Situated in the popular Chesterfield suburb of New Whittington and close to local amenities, this well-presented three-bedroom semi-detached property offers approximately 1,220 sq. ft. of versatile living accommodation. Boasting an enviable corner plot, the home features two reception rooms, a large kitchen diner, a private garden, and a single garage/workshop. The elegant bay-fronted sitting room provides a warm and inviting atmosphere, complete with a feature fireplace and decorative coving. A flexible second reception room/family space leads through to the generous kitchen diner, which is fitted with shaker-style units and offers ample space for freestanding appliances and a range cooker. Additional practical features include a useful store room, a ground-floor WC, and an alternative rear access door. On the first floor, there are two good-sized double bedrooms finished in neutral tones, and a smaller third bedroom, ideal as a child's room or home office. The contemporary bathroom suite includes a shower over the bath with contrasting tiling for a modern touch. Outside, the property benefits from an attractive, low-maintenance enclosed garden with a stone patio, perfect for alfresco dining and entertaining. Access to the detached garage/workshop provides further potential for development, if desired. Located in the popular suburb of New Whittington, Chesterfield, Devonshire Avenue North offers a friendly, community-focused setting with excellent local amenities, including shops, schools, and parks. The area benefits from good transport links to Chesterfield town centre and the M1, while also providing easy access to the Peak District, making it an ideal location for families and commuters alike.



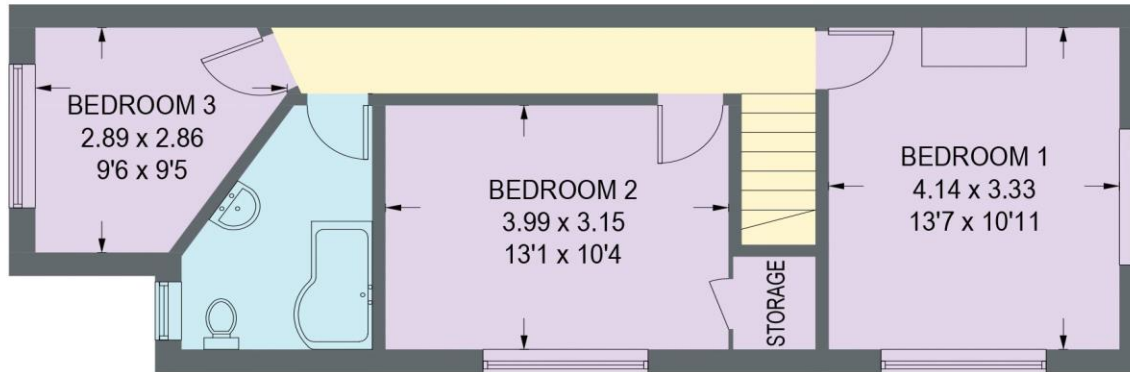


- Three-Bedroom Semi-Detached Property
- Popular Chesterfield Suburb of New Whittington
- Occupying Corner Location
- 2 Flexible Reception Rooms
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Low Maintenance Outdoor Space
- Detached Garage / Workshop
- Freehold
- Council Tax Band A, EPC Rating D

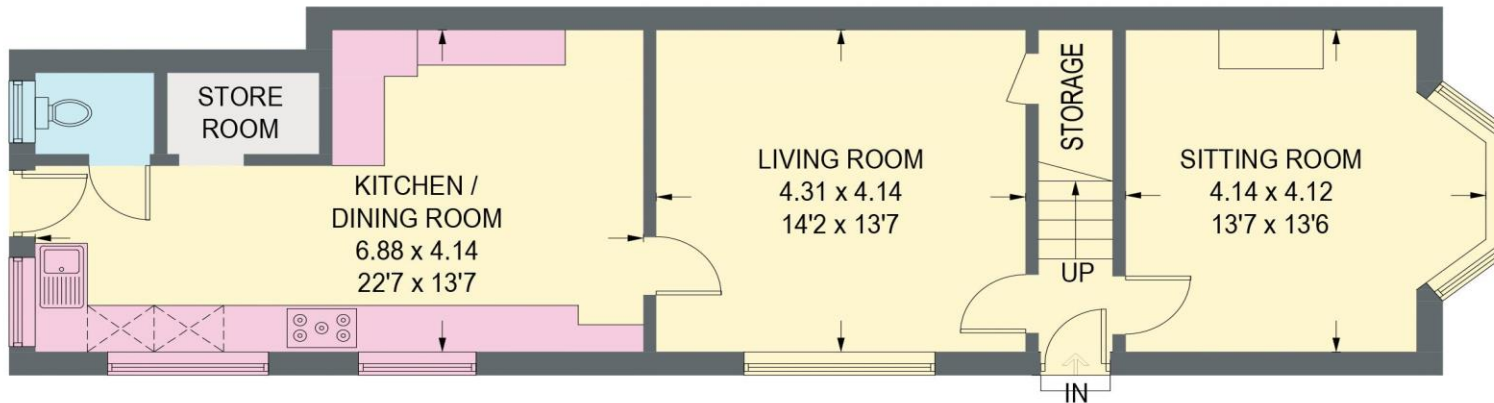


70 DEVONSHIRE AVENUE NORTH

APPROXIMATE GROSS INTERNAL AREA = 134.2 SQ M / 1444.1 SQ FT



FIRST FLOOR = 48.4 SQ M / 521.5 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
85.7 SQ M / 922.6 SQ FT

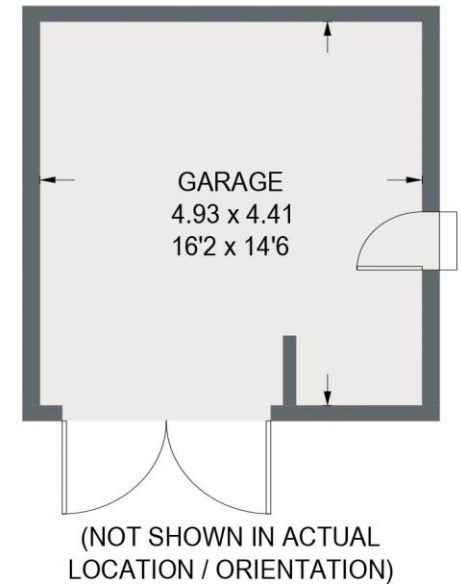


Illustration for identification purposes only, measurements are approximate, not to scale. (1258158)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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