



24 Nelson Street, Whittington Moor, Chesterfield, S41 8RT

- FULL REFURB REQUIRED
- PERFECT FOR INVESTORS
 - PATIO TO REAR
 - TAX BAND A

- NO CHAIN
- 2 DOUBLE BEDROOMS
- 3 PIECE SUITE BATHROOM
- CALL HUNTERS NOW

Offers In The Region Of £100,000

HUNTERS®

HERE TO GET *you* THERE

NO CHAIN, 2 BEDROOM TERRACE HOUSE.

Located in a superb location for all Chesterfield, Sheffield, M1 J29, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station & Town Centre.

****IN NEED OF A FULL REFURBISHMENT****

Across 3 floors, this property comprises of a lounge, kitchen, 2 double bedrooms and a 3 piece suite bathroom.

To the rear there is an easy to maintain patio garden. On street parking.

Gas central heating (combi boiler) and uPVC double glazed windows.

Don't miss out on putting your own stamp onto this property, call Hunters to book your viewing now!


Freehold, Tax band A, EPC D.





ENERGY PERFORMANCE CERTIFICATE

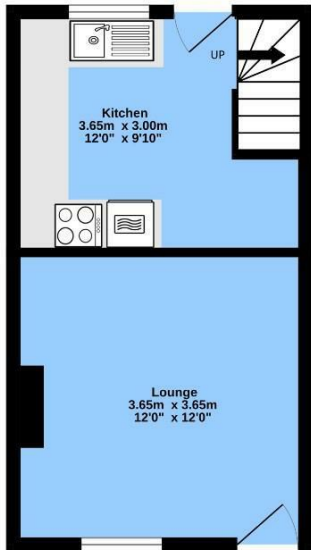
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

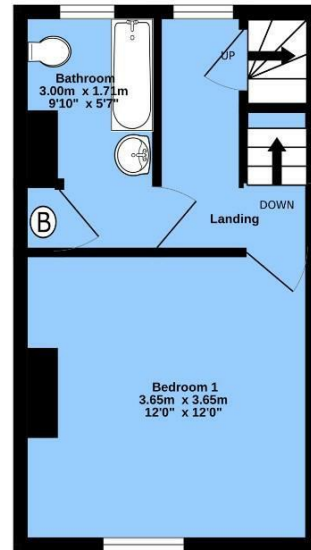
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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

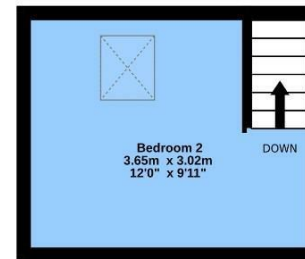
GROUND FLOOR
24.0 sq.m. (258 sq.ft.) approx.



1ST FLOOR
23.5 sq.m. (253 sq.ft.) approx.



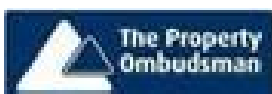
2ND FLOOR
11.0 sq.m. (119 sq.ft.) approx.



TOTAL FLOOR AREA : 58.4 sq.m. (629 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.



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