

# SOLED

subject to contract



## 52 Wellington Street, New Whittington, Chesterfield, S43 2BQ

- SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN DINER
- SOUTH FACING GARDEN
  - PARKING AT REAR
- TWO DOUBLE BEDROOMS
- 4 PIECE SUITE BATHROOM
  - DETACHED GARAGE
  - CALL HUNTERS NOW

**Price £165,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**2 BEDROOM SEMI DETACHED HOUSE**, situated the North side of Chesterfield - New Whittington - has it's own local amenities including shops, hairdressers, butchers, pharmacy & more, catchment area for New Whittington Primary schools & Whittington Green Secondary, within walking distance of the wonderful Chesterfield Canal & yet easy access to Sheffield, Dronfield & M1 J29.

On the ground floor, the property comprises of a lounge, open plan dining room to modern kitchen, utility, and stairs down to the cellar.

On the first floor, there are 2 double bedrooms and a 4 piece suite bathroom with separate shower.

Gas central heating and uPVC double glazed windows.

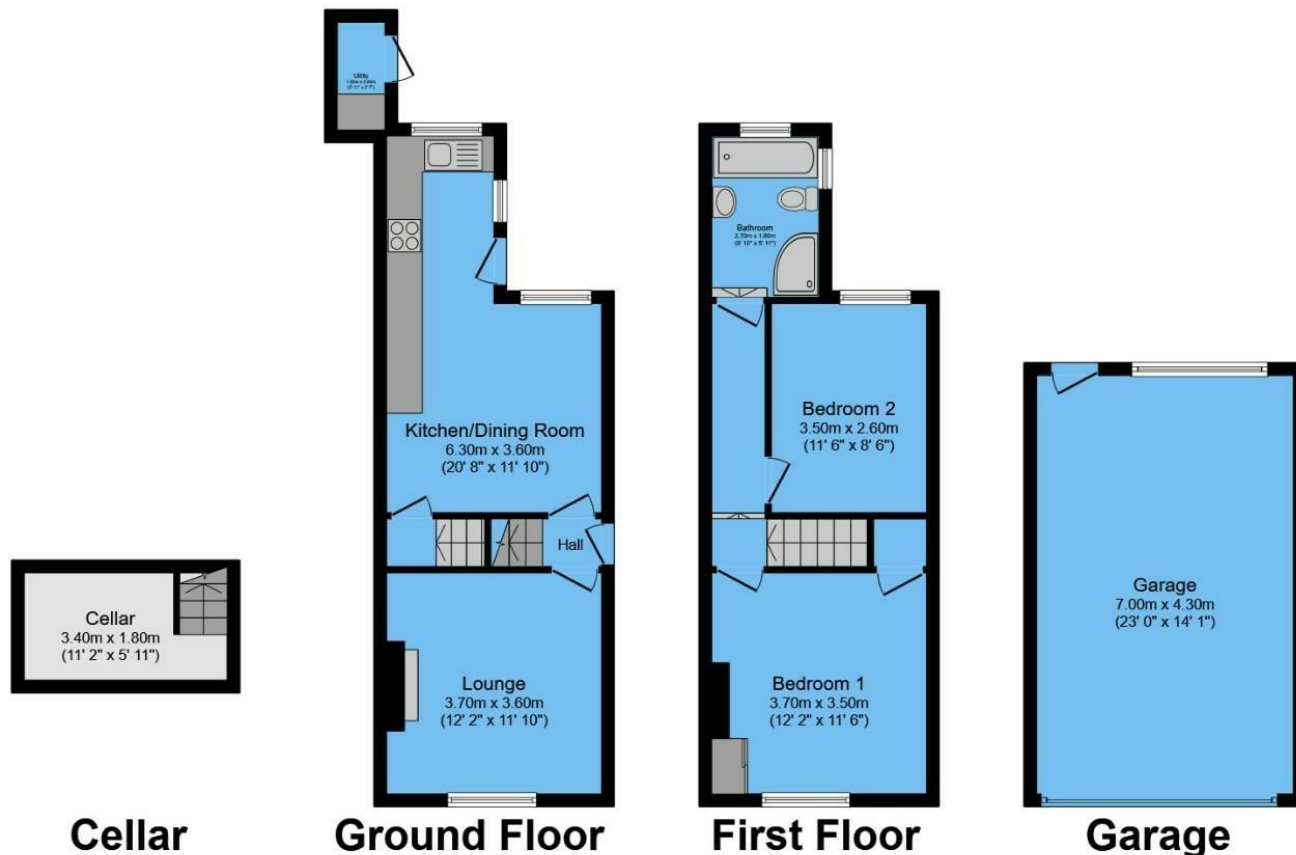
To the rear, there is an enclosed, SOUTH FACING, LANDSCAPED, rear patioed garden and a larger than average detached garage. Parking is available for 1 car at the rear of the garage via the access road.

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

Freehold, Tax Band A.








## 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>83</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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

Total floor area 106.8 m<sup>2</sup> (1,149 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).

Powered by [www.focalagent.com](http://www.focalagent.com)

### 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 <https://www.hunters.com>