



## 48 Highland Road, New Whittington, Chesterfield, S43 2EZ

- NO CHAIN
- 3 WELL PROPORTIONED BEDROOMS
- BACKS ONTO OWN WOODLAND
- DRIVEWAY PARKING
- SPACIOUS LOUNGE INTO DINER
- IN NEED OF MODERNISATION
- WELL MAINTAINED REAR GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £290,000**

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

Welcome to this NO CHAIN, IN NEED OF MODERNISATION, 3 BEDROOM DETACHED BUNGALOW. Situated, the North side of Chesterfield - New Whittington - has its 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.

As you enter this property, you will find: the hallway, spacious lounge opening into the dining room, kitchen, 3 well proportioned bedrooms and a 4 piece suite tiled, shower room.

Gas central heating, solar panel water heating and uPVC double glazed windows.

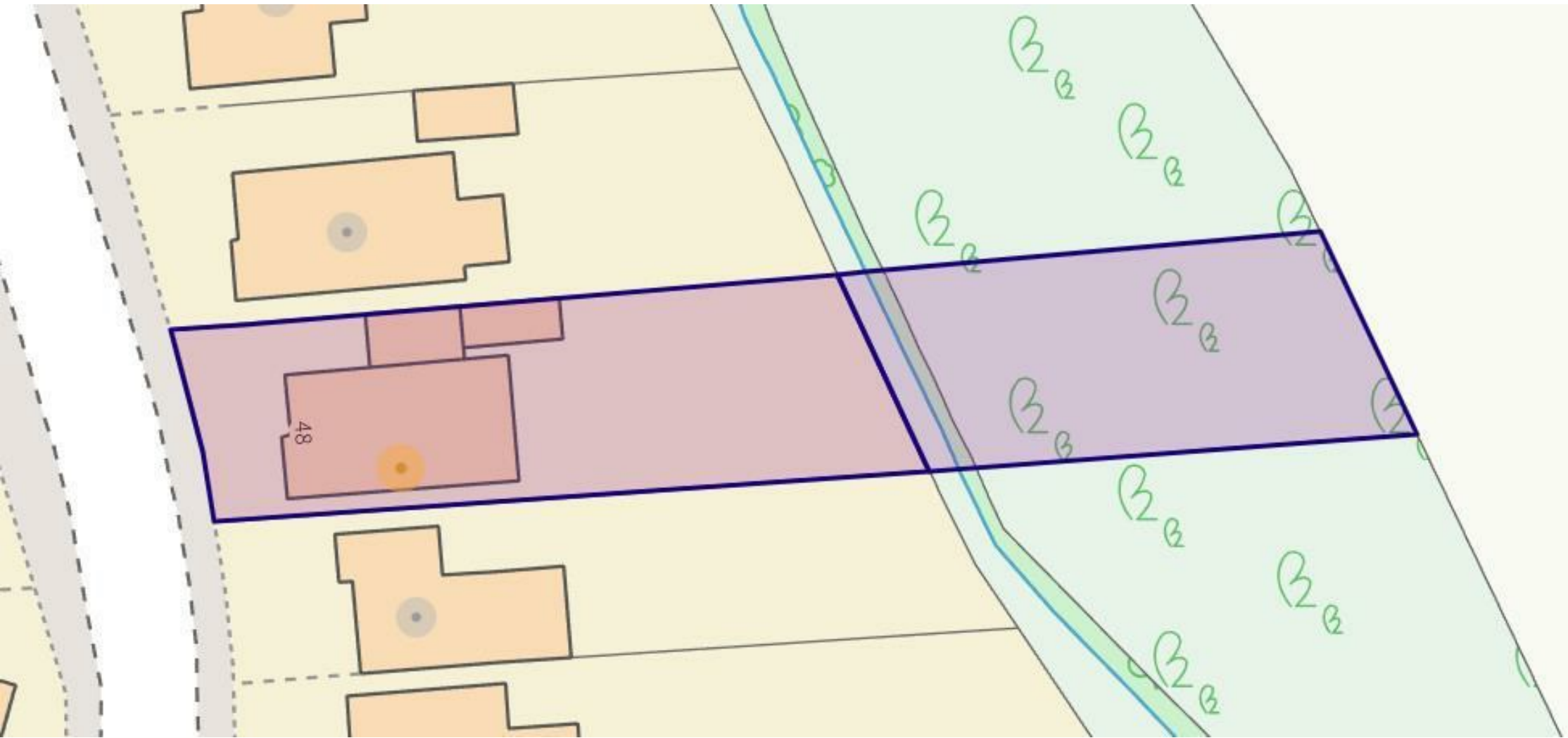
To the rear of this property, there is an easy to maintain, landscaped garden with a greenhouse, summer house and garden tool shed. The property also backs onto own woodlands.

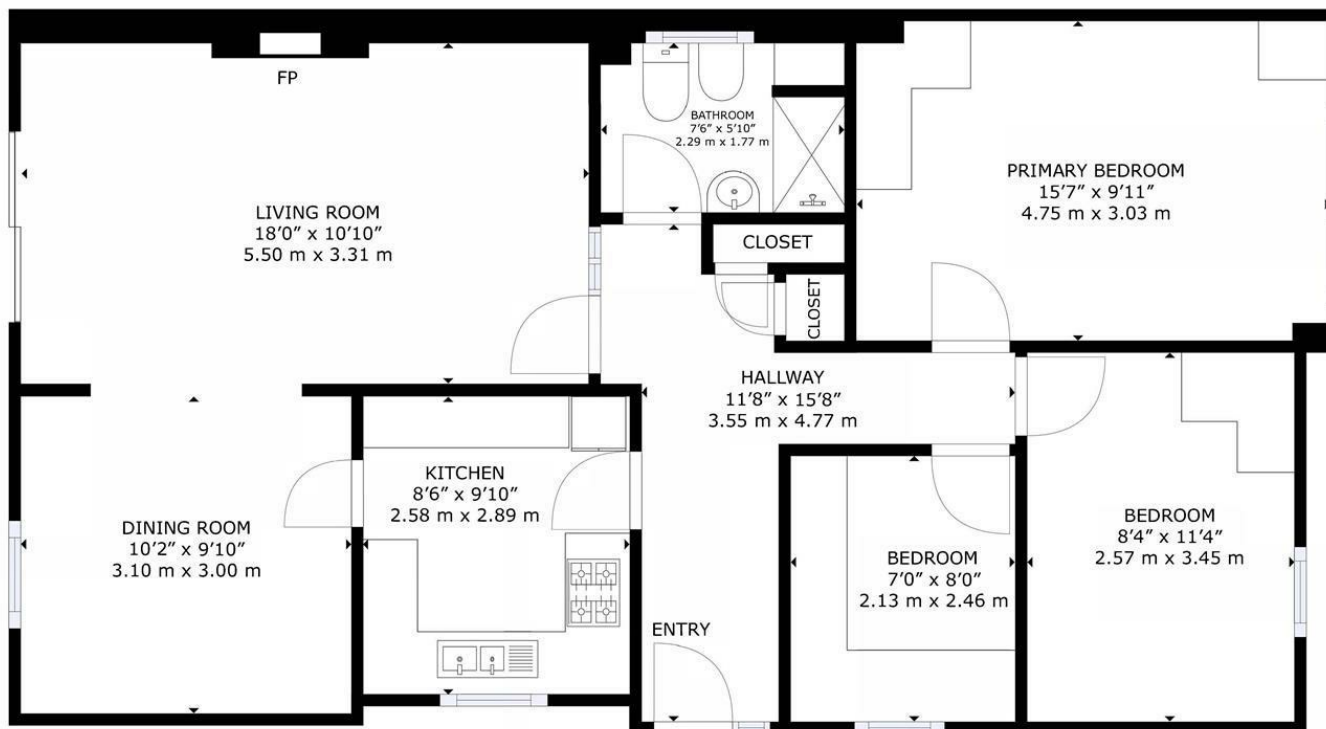
At the front, there is driveway parking for 3 cars and a brick garage with water supply, work bench, and storage.

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

Freehold, Tax Band C, EPC Rating D.







FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 885 sq. ft, 82 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 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>77</b>
(55-68) <b>D</b>		<b>58</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	

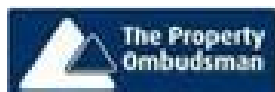
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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



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 Chesterfield@hunters.com <https://www.hunters.com>