



14 Langtree Avenue, Old Whittington, Chesterfield, S41 9HP

- READY TO MOVE INTO
- DINING ROOM BACKING ONTO GARDEN
- MODERN BATHROOM
- TAX BAND B, EPC RATING C
- MODERN KITCHEN
- 3 GOOD SIZED BEDROOMS
- GARAGE AND PARKING
- CALL HUNTERS NOW

Offers In The Region Of £220,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to this 3 BEDROOM, SEMI DETACHED HOUSE. Situated the North side of Chesterfield, Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield.

Modernised by the current owner and ready to move straight into!

Downstairs this property comprises of the hallway, lounge, dining room with patio doors onto the rear garden and an archway into the modern kitchen.

Going upstairs, there are 3 well proportioned bedrooms, and a 3 piece suite modern bathroom with overhead shower.

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

This corner plot property has gardens to 3 sides. Driveway parking for 2 cars at the detached garage found at the rear of the property.

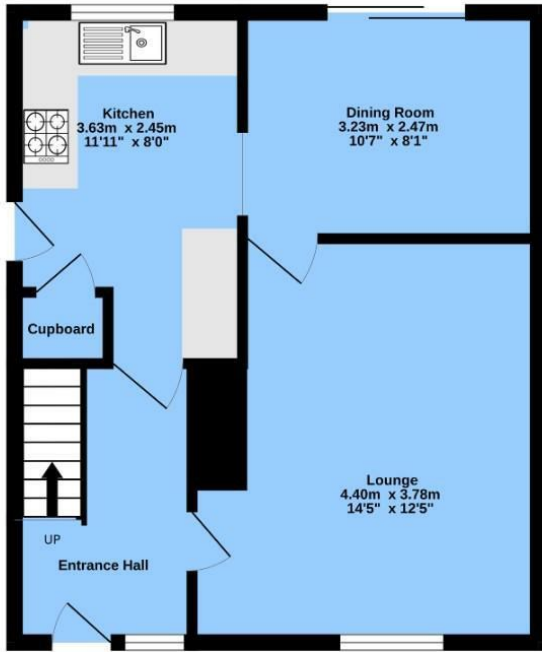
Don't miss out on viewing this property - call Hunters to book yours now!

Freehold, Tax Band B. EPC Rating C.

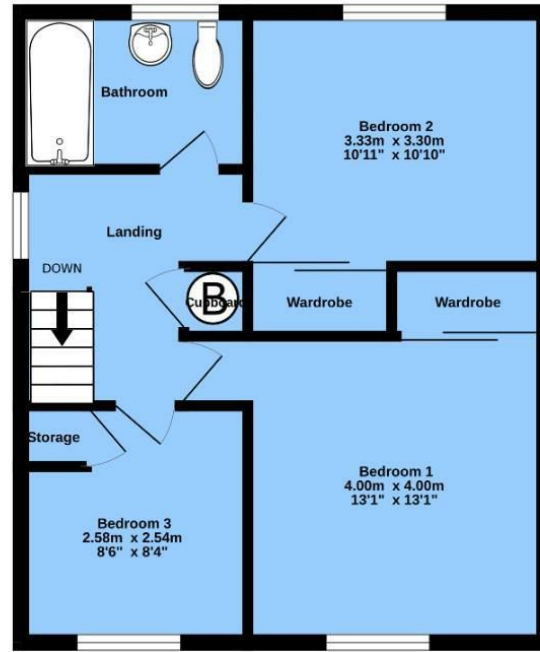




GROUND FLOOR
38.5 sq.m. (415 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (838 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 | | | <div style="text-align: center;"> 85 </div> |
| (81-91) B | | <div style="text-align: center;"> 70 </div> | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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

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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