



## 5 High Street, Old Whittington, Chesterfield, S41 9JS

- 3 BEDROOM DETACHED HOUSE
- OVER 1,200 2FT OF LIVING SPACE
- BAY WINDOWED
- REDORCATED BY CURRENT OWNERS
- CONSERVATORY ONTO BACK
- REAR GARDEN WITH GOOD DEGREE OF PRIVACY
- DRIVEWAY AND GARAGE
- CALL HUNTERS NOW

**Offers In The Region Of £290,000**

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

Welcome to this 3 BEDROOM DETACHED HOUSE.  
With over 1,200 2ft of accommodation, retaining original features, redecorated by the current owners.

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.

As you enter this property, you will find the hallway, bay windowed lounge with log burner, dining room with sliding doors into the conservatory with doors onto the rear garden, and kitchen.

Going upstairs, there are three well proportioned bedrooms, the main bedroom featuring fitted wardrobes and a bay window, and a tiled, three piece suite bathroom.

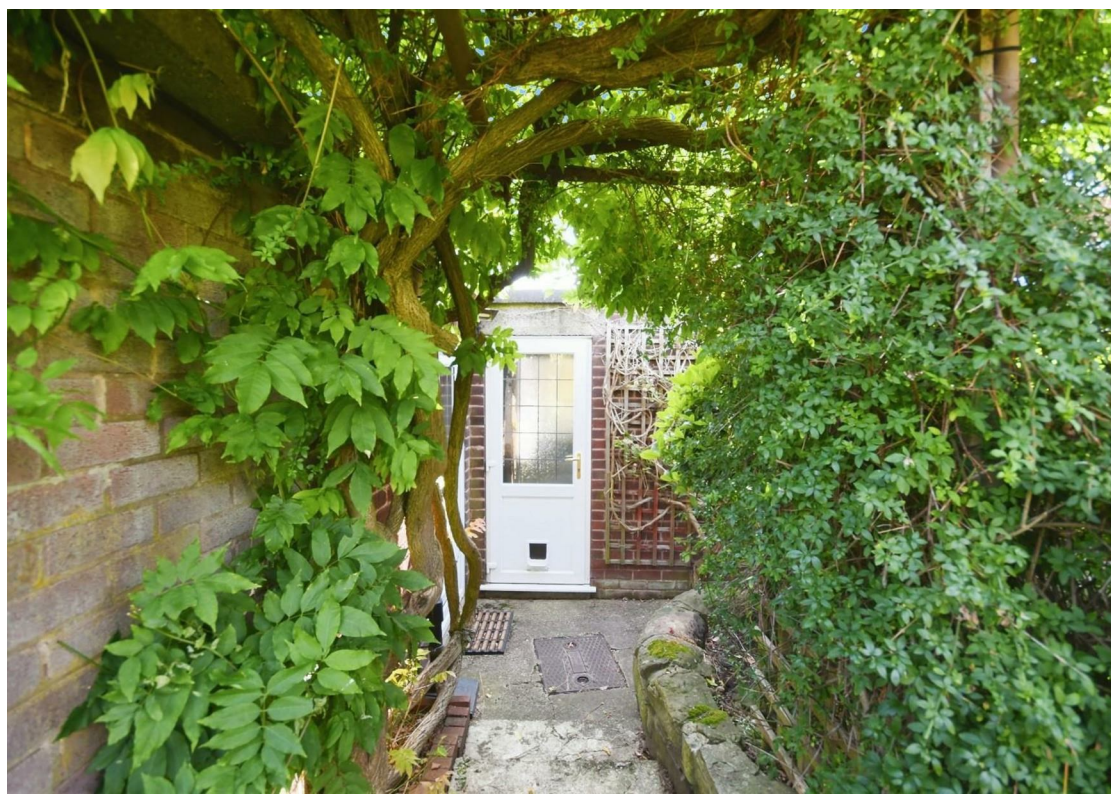
Gas central heating (combi boiler) and uPVC double glazed windows.

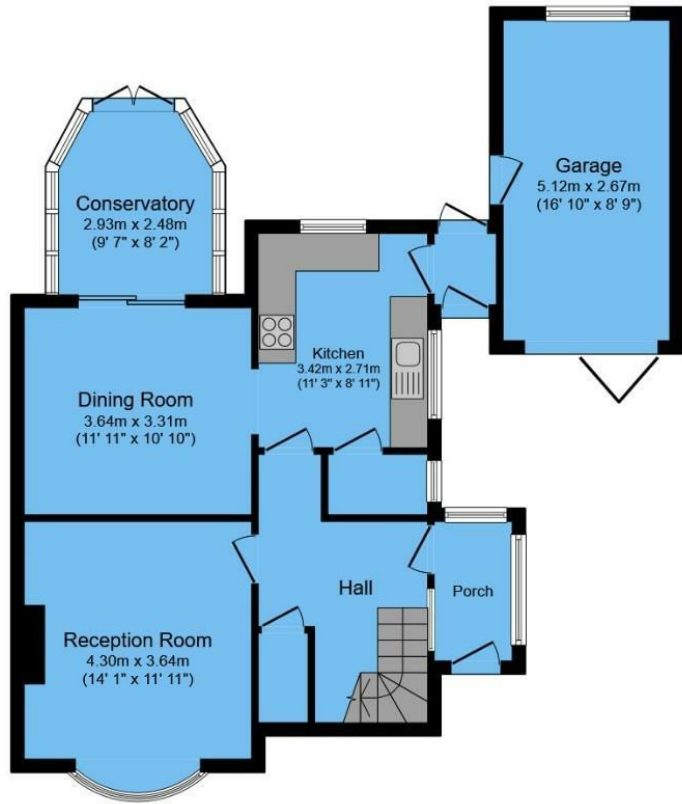
Established rear garden offering a good degree of privacy. Driveway with car port and garage.

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

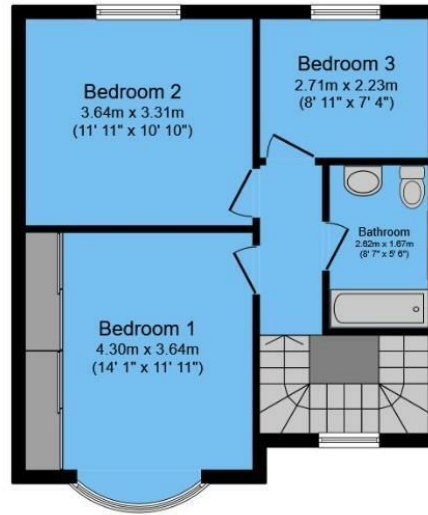
Freehold, Tax Band D, EPC Rating C.







**Ground Floor**



**First Floor**

## 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		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 119.8 m<sup>2</sup> (1,290 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).

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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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

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