

SOLED

subject to contract



38 Howard Drive, Old Whittington, Chesterfield, S41 9JU

- CALL HUNTERS NOW
- OCCASSIONAL ATTIC ROOM
- WARM ROOF CONSERVATORY
- SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- FIELD VIEWS TO REAR
- SOUTH FACING GARDEN

Guide Price £220,000

HUNTERS®

HERE TO GET *you* THERE

GUIDE PRICE £220,000 TO £230,000

FIELD VIEWS, 2 BEDROOM PLUS OCCASIONAL ATTIC ROOM SEMI DETACHED BUNGALOW.

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.

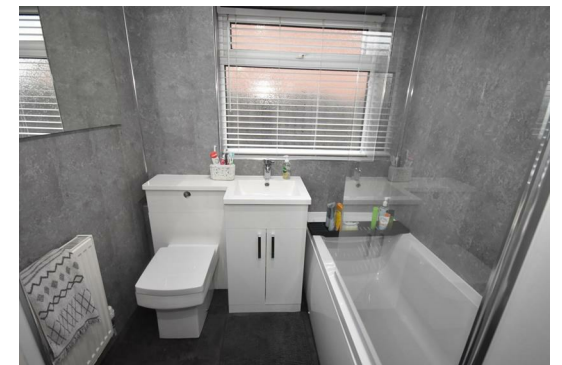
This modern property comprises of a lounge, kitchen, warm roof conservatory, modern 3 piece suite bathroom, a main bedroom with bay window and second bedroom with access to the occasional attic room.

To the front of the property there is a driveway to the garage and steps to the door with low maintenance garden. To the rear is an enclosed SOUTH FACING GARDEN with garden and patio area. This property backs onto fields so there are also nice views to the rear.

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

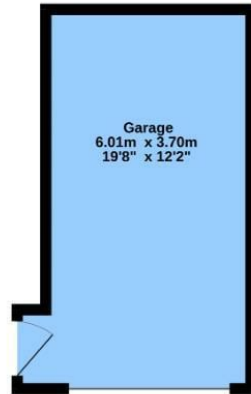
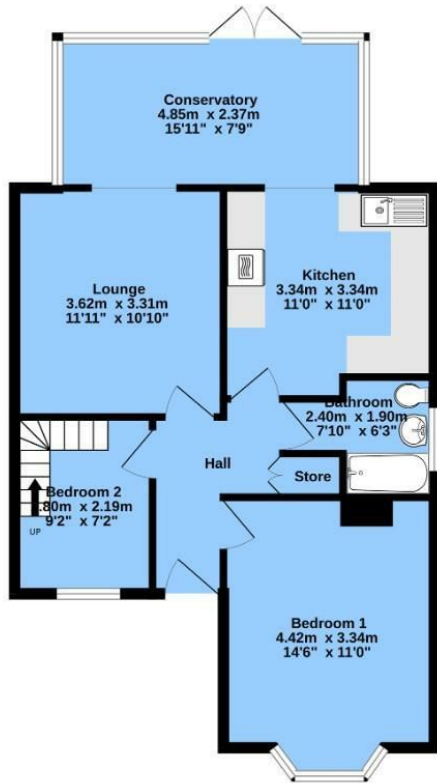
Don't miss out on making this beautiful property yours, call Hunters for a viewing now!

Freehold, Tax band B, EPC D.



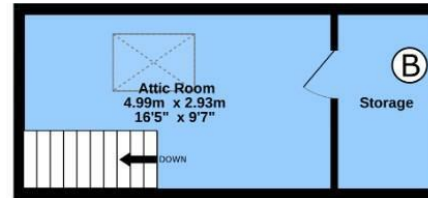


GROUND FLOOR
82.8 sq.m. (891 sq.ft.) approx.



TOTAL FLOOR AREA : 102.3 sq.m. (1101 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023


1ST FLOOR
19.5 sq.m. (210 sq.ft.) approx.



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		
(69-80) C		74
(55-68) D	57	
(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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com <https://www.hunters.com>