



242 Prospect Road, Old Whittington, Chesterfield, S41 9DE

- Superb 3 bed semi detached property
- Porch, entrance hall, Lounge Diner
- Gas central heating & uPVC double glazed
- 3 good sized bedrooms & family bathroom
- MUST BE VIEWED
- Newly decorated & mostly new carpets
- Fitted Kitchen & uPVC conservatory with outstanding views
- Detached garage with inspection pit
- OFFERED WITH NO CHAIN

Offers In The Region Of £200,000



**A FANTASTIC starter or family home AVAILABLE NOW
- with no upward chain!!**

SUPERB 3 BED SEMI DETACHED!

Located in Old Whittington this property has been recently redecorated & with some new flooring - so **MUST BE SEEN!**

The property has a larger than average plot with great views over Chesterfield valley - with large driveway parking and a garage with inspection pit!

The property comprises, entrance porch, entrance hall, spacious lounge with dining area, fitted kitchen with space & plumbing for dishwasher & washing machine, gas hob & oven. There is also a uPVC conservatory overlooking the garden.

To the first floor are 3 bedrooms & bathroom with shower over bath.

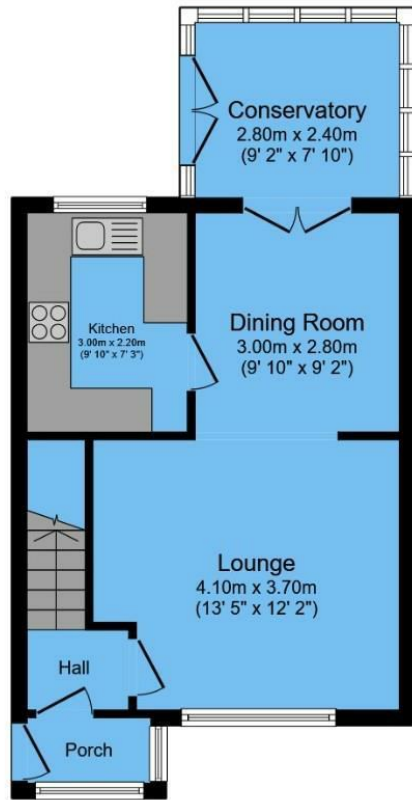
Gas central heating & uPVC double glazed.

Call Hunters to view.

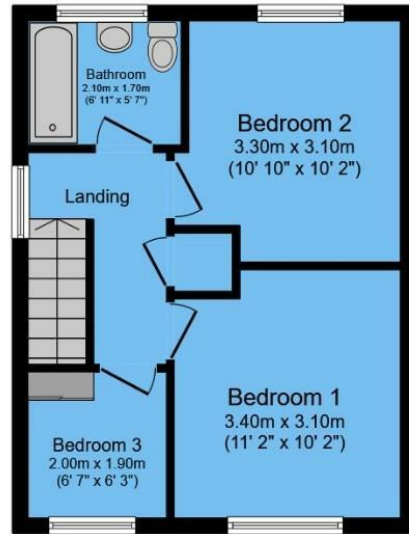
Freehold. Chesterfield BC Band B, EPC Rating E.



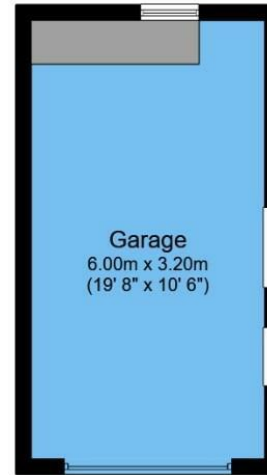




Ground Floor



First Floor



Garage

Total floor area 97.5 m² (1,050 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.



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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

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