



## 260 Prospect Road, Old Whittington, Chesterfield, S41 9DE

- FAMILY HOME
- 5 PIECE SUITE BATHROOM
- LOUNGE WITH BAY WINDOW
- TAX BAND B, EPC RATING C
- 4 GOOD SIZED BEDROOMS
- MODERN KITCHEN
- PATIO REAR GARDEN
- CALL HUNTERS NOW

**Offers In Excess Of £331,000**

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

# Welcome to this SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME.

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.

Downstairs, this property comprises of a hallway, lounge with bay window, modern kitchen with granite work surfaces, dual ovens, an island feature, separate breakfast room with double doors onto the rear garden, utility room, dining room, garden room with double doors onto the rear garden, and stairs down to the cellar.

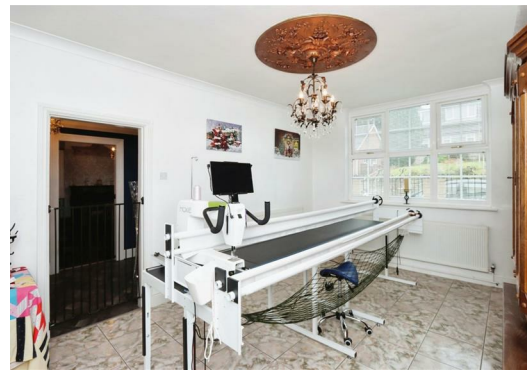
Going upstairs, there are three double bedrooms, one single bedroom, and a five piece suite family bathroom.

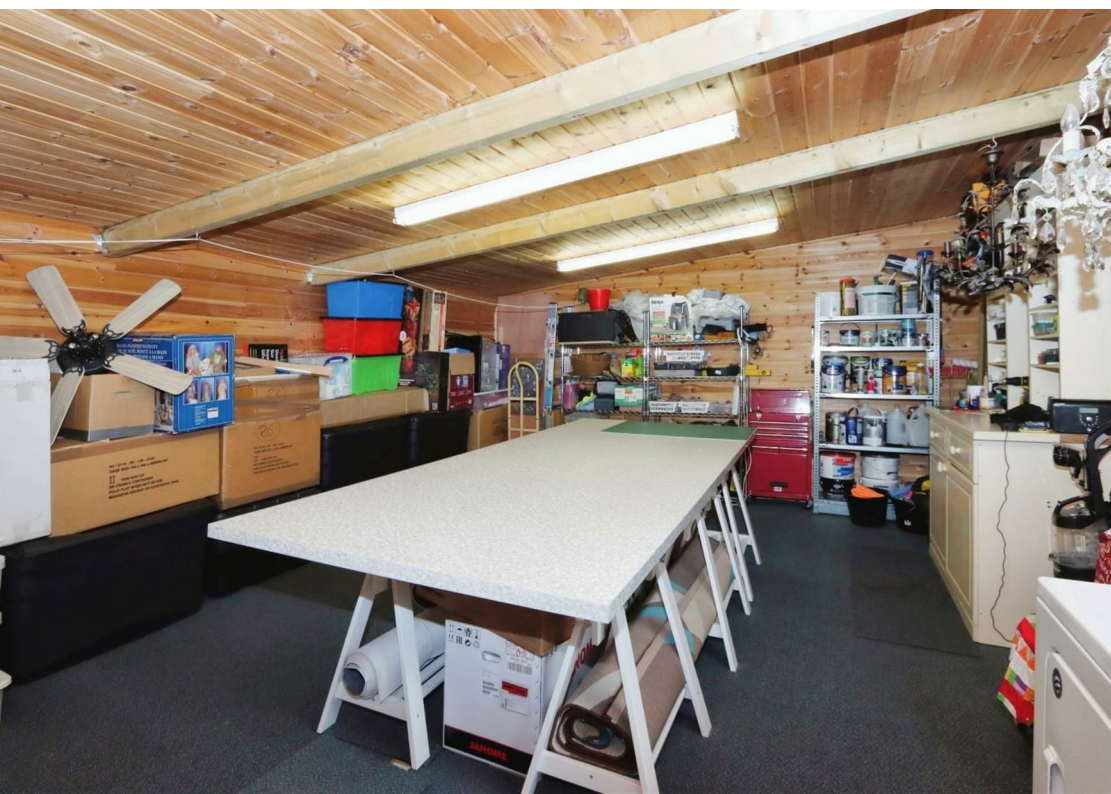
Gas central heating and uPVC double glazed windows.

To the rear there is a low maintenance patio garden with outbuilding/workshop.

Don't miss out on viewing this amazing property.  
Call Hunters to book your viewing now!

Freehold, Tax Band B, EPC Rating C.







**Cellar**

**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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

Total floor area 206.6 m<sup>2</sup> (2,224 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.



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