

# SOLD

subject to contract



**56 Whittington Hill, Old Whittington, Chesterfield,  
S41 9HA**

**Offers In The Region Of £90,000**

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

TWO BEDROOM TERRACED PROPERTY - 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.

**\*IN NEED OF MODERNISATION THROUGHOUT - PRICED TO SELL - IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY\***

Internally the accommodation comprises:- lounge, fitted kitchen diner & a downstairs bathroom.

On the first floor are two double bedrooms.

Gas central heating (new boiler installed 2021) & uPVC double glazed.

Small yard to rear, and low maintenance frontage - so minimal maintenance required!

Communal on street parking is available on the opposite side of the road.

**FREEHOLD - COUNCIL TAX BAND A.**

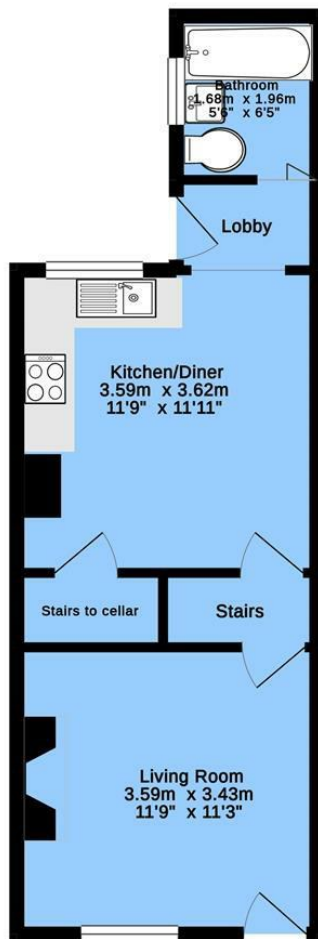
**VIEWINGS BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!**

**PLEASE NOTE:** the photos advertised are taken prior to the tenant moving in. The tenant is onboard with the seller selling, currently paying £475 per month or would move out.

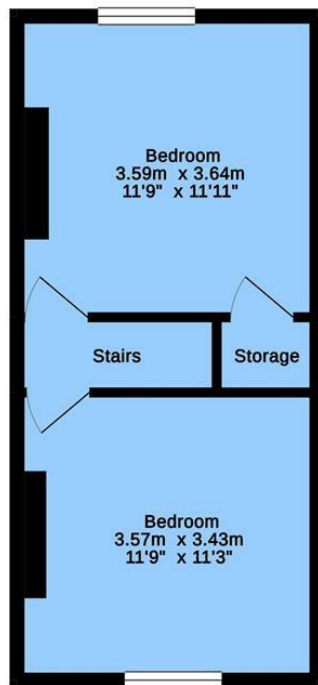




GROUND FLOOR 33.6 sq. m.  
( 362 sq. ft. )



1ST FLOOR 28.5 sq. m.  
( 307 sq. ft. )



TOTAL FLOOR AREA : 62.1 sq. m. ( 669 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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

### 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>