

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

# SOLD

subject to contract

**45 Hill Top Road, Old Whittington, Chesterfield, S41 9NQ**

- RECENTLY DECORATED
- KITCHEN WITH PANTRY
- THREE PIECE SUITE BATHROOM
- ON STREET PARKING
- GREAT FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- GOOD SIZED GARDEN
- CALL HUNTERS NOW

**Offers In The Region Of £147,000**



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## ON THE MARKET TO SELL - NEW PRICE - VIEW NOW!

Located on the north side of Chesterfield in the popular village of Old Whittington, this **RECENTLY DECORATED, TWO DOUBLE BEDROOM, SEMI DETACHED HOUSE** is perfect for first-time buyers, young families or investors.

The property is just a short walk from the picturesque Chesterfield Canal and benefits from excellent local amenities and well-regarded schools nearby. It's also ideally positioned for commuters, offering convenient access to Chesterfield Train Station, the M1 (Junction 29), Sheffield and Dronfield.

The ground floor offers a bright and welcoming lounge, a modern fitted kitchen with useful pantry space, and a downstairs WC.

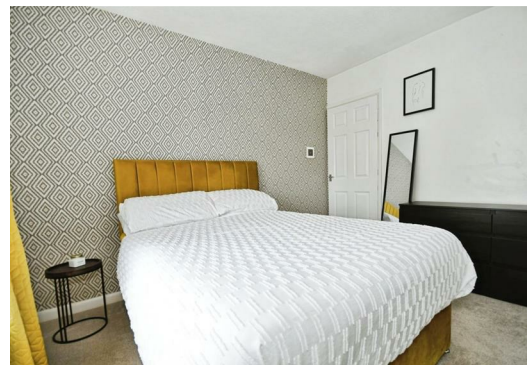
Upstairs, there are two generously sized double bedrooms and a stylish three-piece bathroom suite with an overhead shower.

The home features gas central heating and uPVC double glazed windows throughout.

Outside, there is a good-sized rear garden with a low-maintenance pebbled area, ideal for relaxing or entertaining. On-street parking is available, and there is potential to create off-street parking, subject to the necessary permissions.

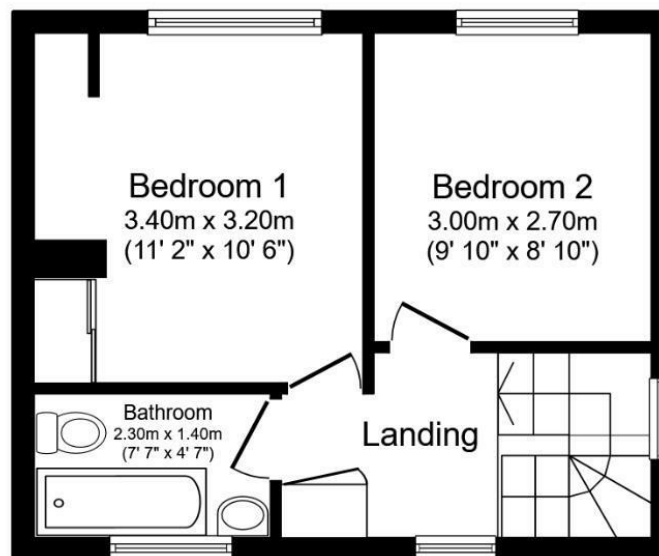
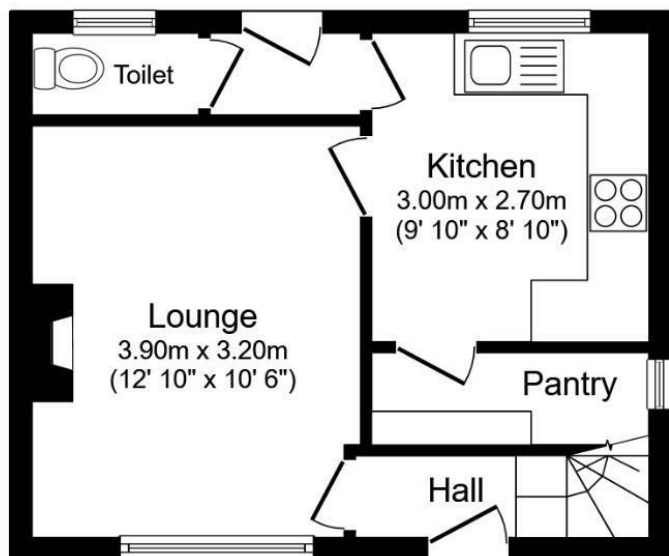
This is a fantastic opportunity to secure a move-in-ready home in a desirable location. Early viewing is highly recommended.

Freehold, Tax Band A, EPC Rating D.









Total floor area: 56.1 sq.m. (603 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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

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