

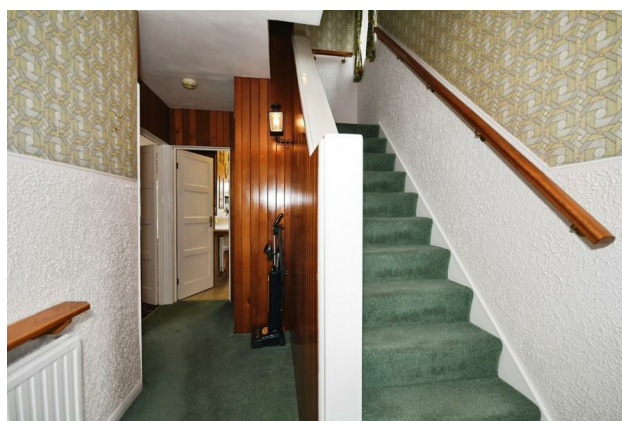
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**148 Church Street North, Old Whittington, Chesterfield, S41 9QP**

**Offers In The Region Of £220,000**

## Property Images

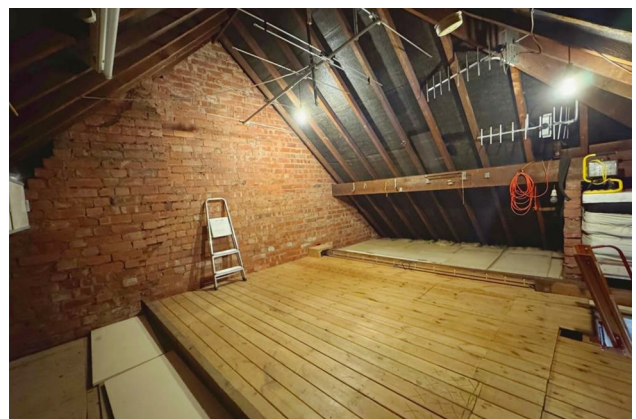




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## Property Images





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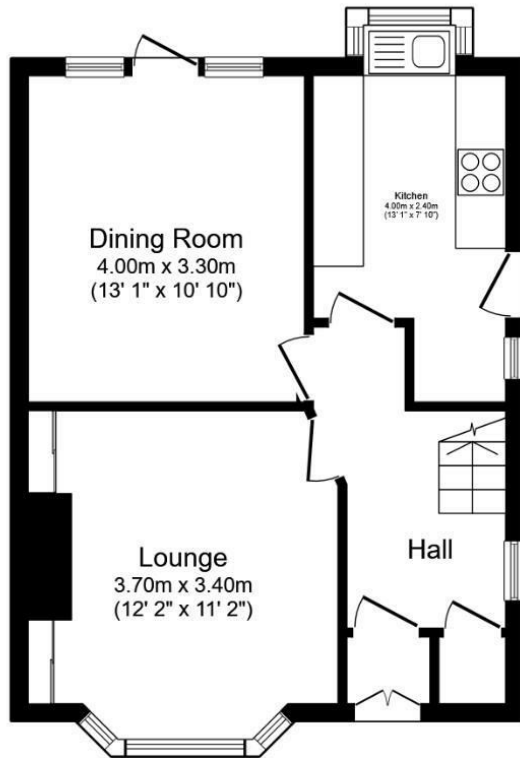
## Property Images





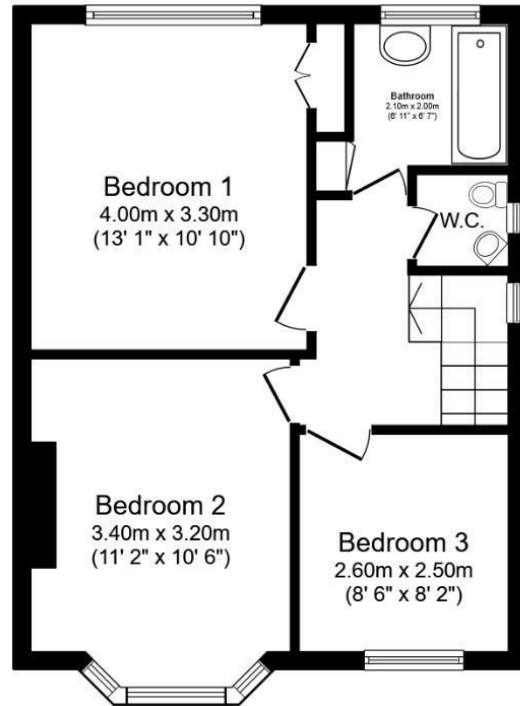
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Ground Floor

Floor area 44.3 sq.m. (476 sq.ft.)



First Floor


Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 87.8 sq.m. (945 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)

## EPC

### 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		
	52	81
England & Wales	EU Directive 2002/91/EC 	

## Map



## Three Bedroom Semi-Detached Home in Sought-After Old Whittington

Situated on the desirable north side of Chesterfield, this three-bedroom semi-detached property offers a fantastic opportunity for buyers looking to modernise a home in a well-connected and scenic location.

Nestled in the heart of Old Whittington, the property enjoys excellent access to local amenities, highly regarded schools, the local primary school being five minutes away on foot, and a children's park which can be reached across the fields behind the property. Beautiful walks on your doorstep as well as routes for dog walkers and access to local woodland. As well as this, there is the new rewilding reserve run by the Wildlife Trust - Wild Whittington. With convenient links to Chesterfield Train Station, M1 (Junction 29), Sheffield, and Dronfield, this is an ideal location for commuters and families alike.

In need of refurbishment, the ground floor comprises a welcoming hallway, a bright lounge with a bay window, a separate dining room with direct access to the rear garden, and a kitchen.

Upstairs, you'll find three well-proportioned bedrooms—one also benefiting from a bay window—a family bathroom, and a separate WC.

A loft space (6.43m x 5.5m) which could be used to extend the property (subject to planning permission) or superb storage space as it currently is. The landing gives access to the loft via drop down ladder.

The property further benefits from gas central heating and uPVC double glazing.

Generous gardens to both the front and rear. Enjoy countryside views from the back garden, offering a peaceful retreat. Off-street parking is provided via a driveway to the front.

This home presents a wonderful opportunity to create a property tailored to your own style, all while enjoying the charm and convenience of this popular residential area - Call Hunters to view now.

Freehold, Tax Band C, EPC Rating E.

**• IN NEED OF REFURBISHMENT • SPACIOUS LOUNGE WITH BAY WINDOW • KITCHEN AND SEPARATE DINING ROOM • THREE GOOD SIZED BEDROOMS • BATHROOM AND SEPARATE WC • GARDENS FRONT AND REAR WITH COUNTRYSIDE VIEWS • DRIVEWAY PARKING • CALL HUNTERS NOW**