



87 Devonshire Avenue North, New Whittington, Chesterfield, S43 2AS

- WELL MAINTAINED HOME
 - FITTED KITCHEN
- MODERN BATHROOMS
- ON STREET PARKING
- IDEAL STARTER HOME
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED REAR GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £170,000

HUNTERS®

HERE TO GET *you* THERE

Situated on the sought-after north side of Chesterfield, this well-presented three-bedroom semi-detached home offers excellent value for first-time buyers or growing families alike. Located in New Whittington, you'll benefit from a range of local amenities including shops, a pharmacy, hairdressers, butchers, and more – all within easy reach.

The property lies within the catchment area for New Whittington Primary School and Whittington Green Secondary School, and is also just a short walk from the scenic Chesterfield Canal, perfect for weekend strolls or bike rides. Commuters will appreciate the convenient access to Sheffield, Dronfield, and M1 Junction 29.

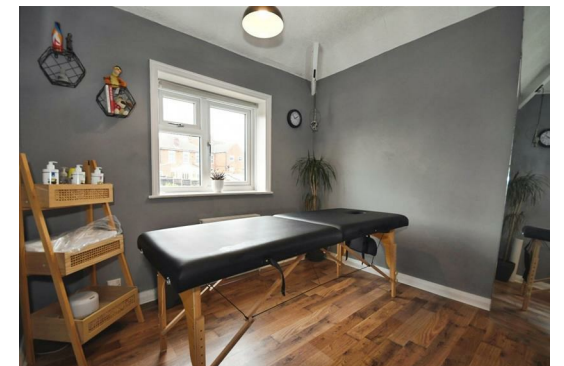
Inside, the ground floor offers a welcoming entrance hall, a comfortable lounge, a fitted kitchen with ample storage, a practical utility area, and a convenient downstairs WC. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom with a stylish three-piece suite.

The home is equipped with gas central heating and uPVC double-glazed windows, ensuring year-round comfort and efficiency.

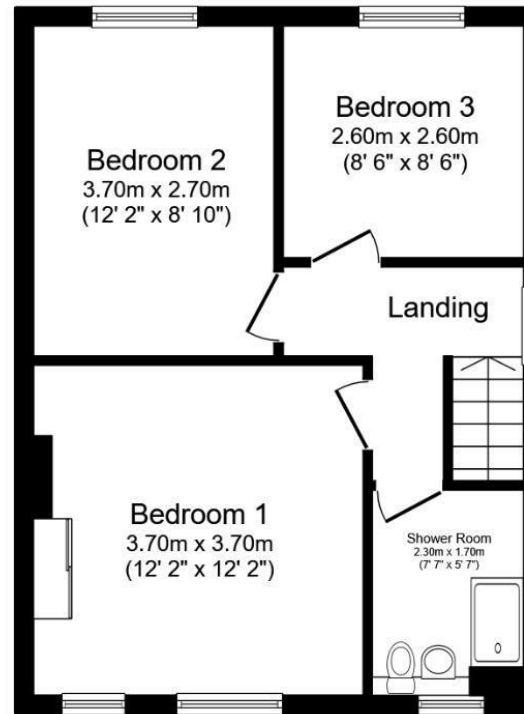
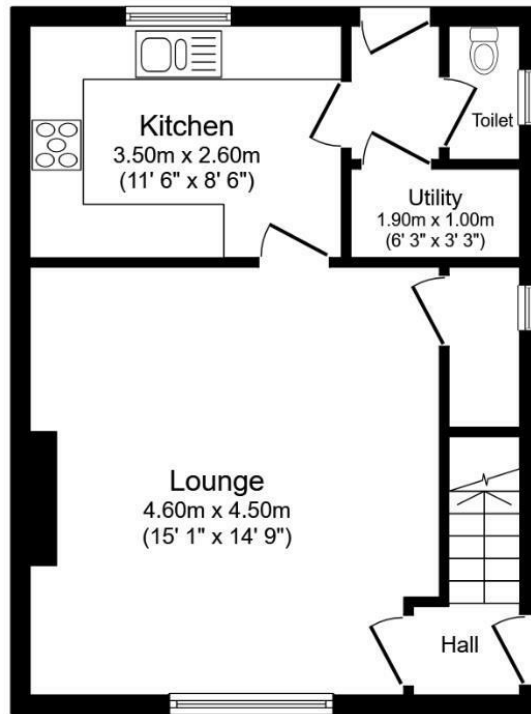
To the rear, enjoy a private, enclosed garden – landscaped and low maintenance, perfect for relaxing or entertaining. On-street parking is available at the front of the property.

Call Hunters to view now!

FREEHOLD | TAX BAND A | EPC RATING D







Total floor area: 82.5 sq.m. (888 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

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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) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(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

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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