

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**24 Nelson Street, Whittington Moor, Chesterfield, S41 8RT**

- 2 bedrooms
- SUPERB LOCATION
- Full refurbishment
- On road parking
- Stunning shower room
- Terraced house
- Low maintenance garden
- No upward chain

**Offers In The Region Of £130,000**



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**OFFERED WITH NO CHAIN - FULL REFURBISHED - TWO BEDROOM TERRACE** in Whittington Moor, Chesterfield, this delightful terraced house on Nelson Street offers a perfect blend of character and convenience. Built in the early 1900s, the property boasts a warm and inviting atmosphere.

The house features a well-proportioned reception room, providing a comfortable space for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for a small family or for those wishing to have a guest room or home office. The shower room is thoughtfully designed, catering to all your daily needs.

Outside sees on road parking and low maintenance rear garden for ease.

One of the standout features of this property is its superb location. Residents will benefit from easy access to Chesterfield and Sheffield, as well as the M1 motorway at Junction 29, making commuting a breeze. The area is well-served by local amenities, including a pharmacy, hairdressers, florists, and butchers, ensuring that all your daily necessities are within easy reach.

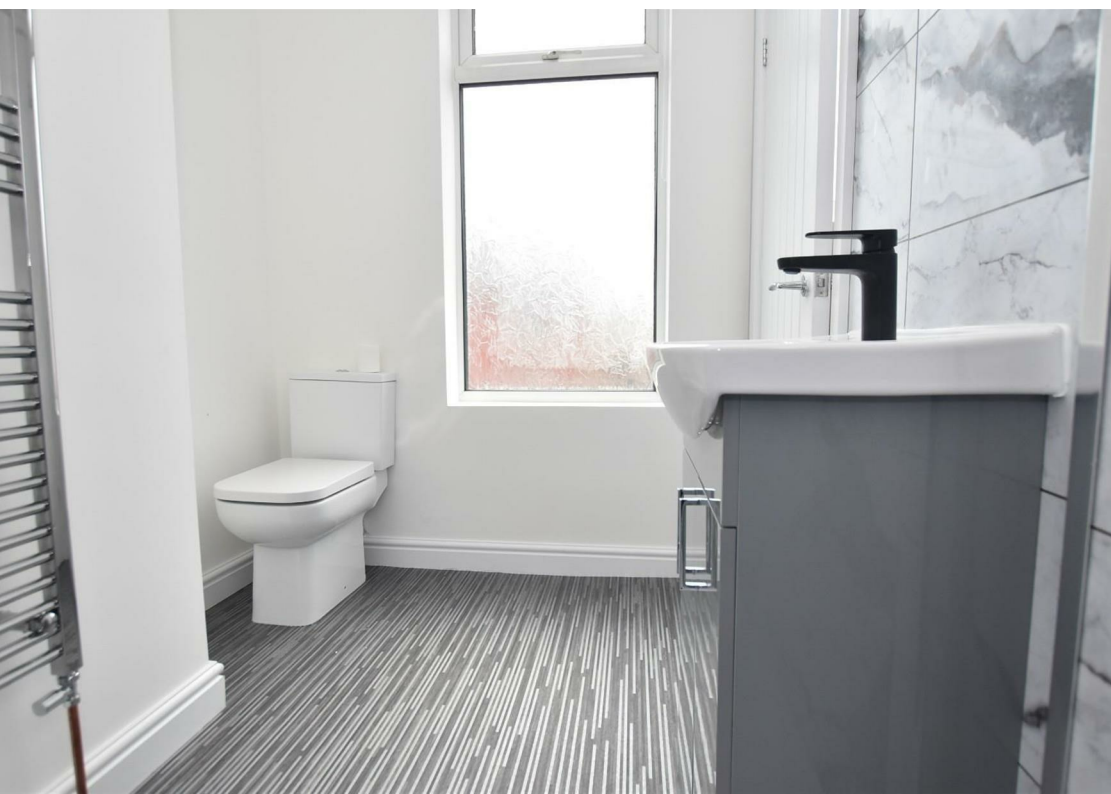
This terraced house presents an excellent opportunity for first-time buyers or those looking to downsize, offering a blend of comfort, convenience, and character in a sought-after location. Don't miss the chance to make this charming property your new home.

Also making an ideal investment & we believe it would rent out at £775 / £800 per month.

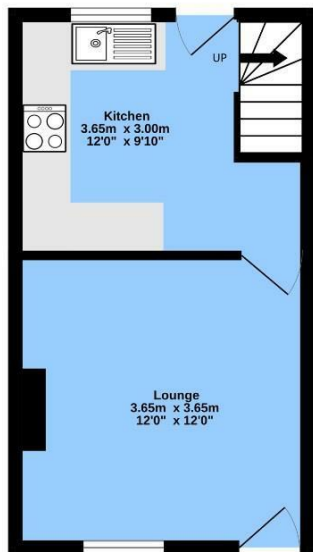
PLEASE NOTE: the EPC was done prior to the works being done so we believe the rating will of increased.



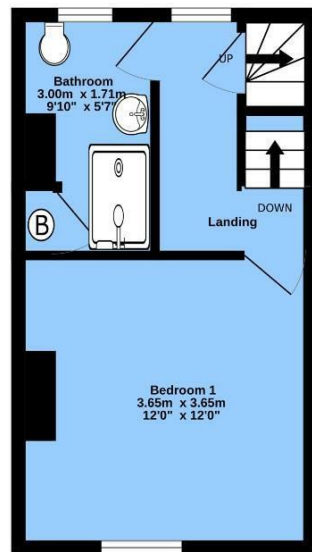




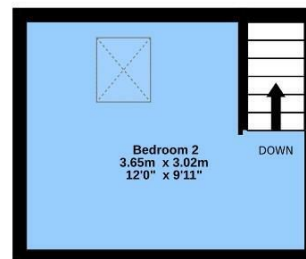
GROUND FLOOR  
24.0 sq.m. (258 sq.ft.) approx.



1ST FLOOR  
23.5 sq.m. (253 sq.ft.) approx.



2ND FLOOR  
11.0 sq.m. (119 sq.ft.) approx.



TOTAL FLOOR AREA : 58.4 sq.m. (629 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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>		
(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		
	55	81
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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