

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

11 Mitchell Way, New Whittington, Chesterfield, S43 2DL

- NO UPWARD CHAIN
- 2 BEDROOMS
- PATIO REAR GARDEN
- FURTHER ALLOCATED SPACE
- FITTED KITCHEN
- WET ROOM
- DRIVEWAY PARKING
- CALL HUNTERS NOW

Guide Price £135,000



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***GUIDE PRICE OF £135,000 TO £140,000 -
OFFERED WITH NO CHAIN!***

**ATTENTION FIRST TIME BUYERS - TWO
BEDROOMED END TOWNHOUSE WITH DRIVEWAY
PARKING & FURTHER ALLOCATED SPACE!**

Situated, the North side of Chesterfield - New
Whittington - has it's own local amenities including
shops, hairdressers, butchers, pharmacy & more,
catchment area for New Whittington Primary schools &
Whittington Green Secondary, within walking distance
of the wonderful Chesterfield Canal & yet easy access
to Sheffield, Dronfield & M1 J29.

This property comprises of: a porch, lounge, fitted
kitchen with door out onto the rear garden, two
bedrooms and a tiled three piece suite wet room.

Gas central heated & uPVC double glazed.

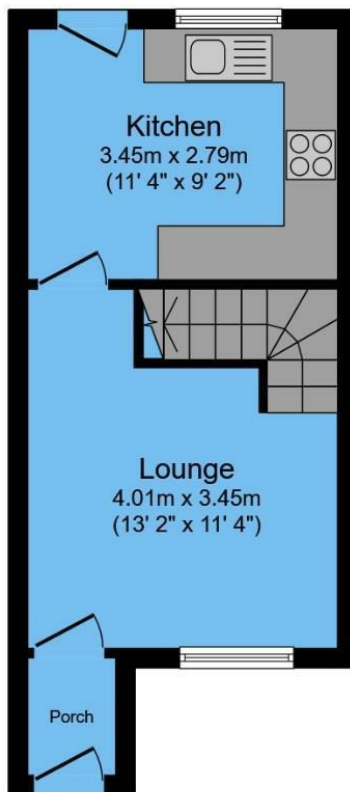
Outside there is an enclosed rear patio garden with
driveway parking at the front and a further allocated
parking space situated in the quiet cul-de-sac.

Don't miss out on making this property yours, call
Hunters to book your viewing now!

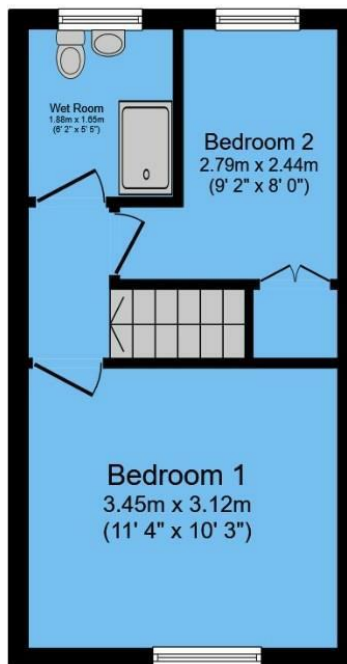
Freehold, Tax Band A, EPC Rating D.







Ground Floor



First Floor

Total floor area 49.0 m² (528 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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) A		85
(81-91) B		
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

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