

HUNTERS®

HERE TO GET *you* THERE

SOLD

subject to contract

580 Sheffield Road, Whittington Moor, Chesterfield, S41 8LX

- NO UPWARD CHAIN
- GREAT RENTAL PROPERTY
- TWO BEDROOMS
- ON STREET PARKING
- IN NEED OF MODERNISATION
- DOWNSTAIRS BATHROOM
- REAR GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £100,000



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Offered with NO CHAIN is this super 2 bed terraced property in the popular & upcoming area of Whittington Moor.

Although the property will need a scheme of cosmetic improvements - the property has had a new combi boiler fitted and is fully double glazed.

Suitable for a first time buyer - or landlord looking for a good return - please call Hunters to arrange your viewing!

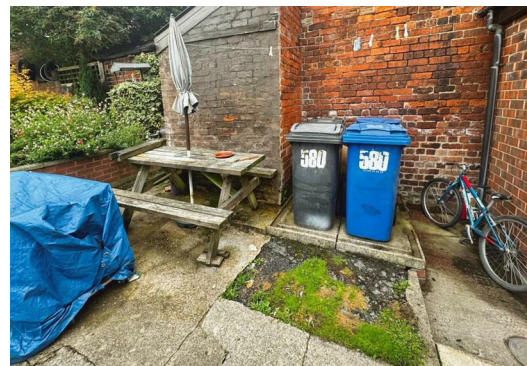
GROUND FLOOR - Lounge, kitchen, rear hall & bathroom

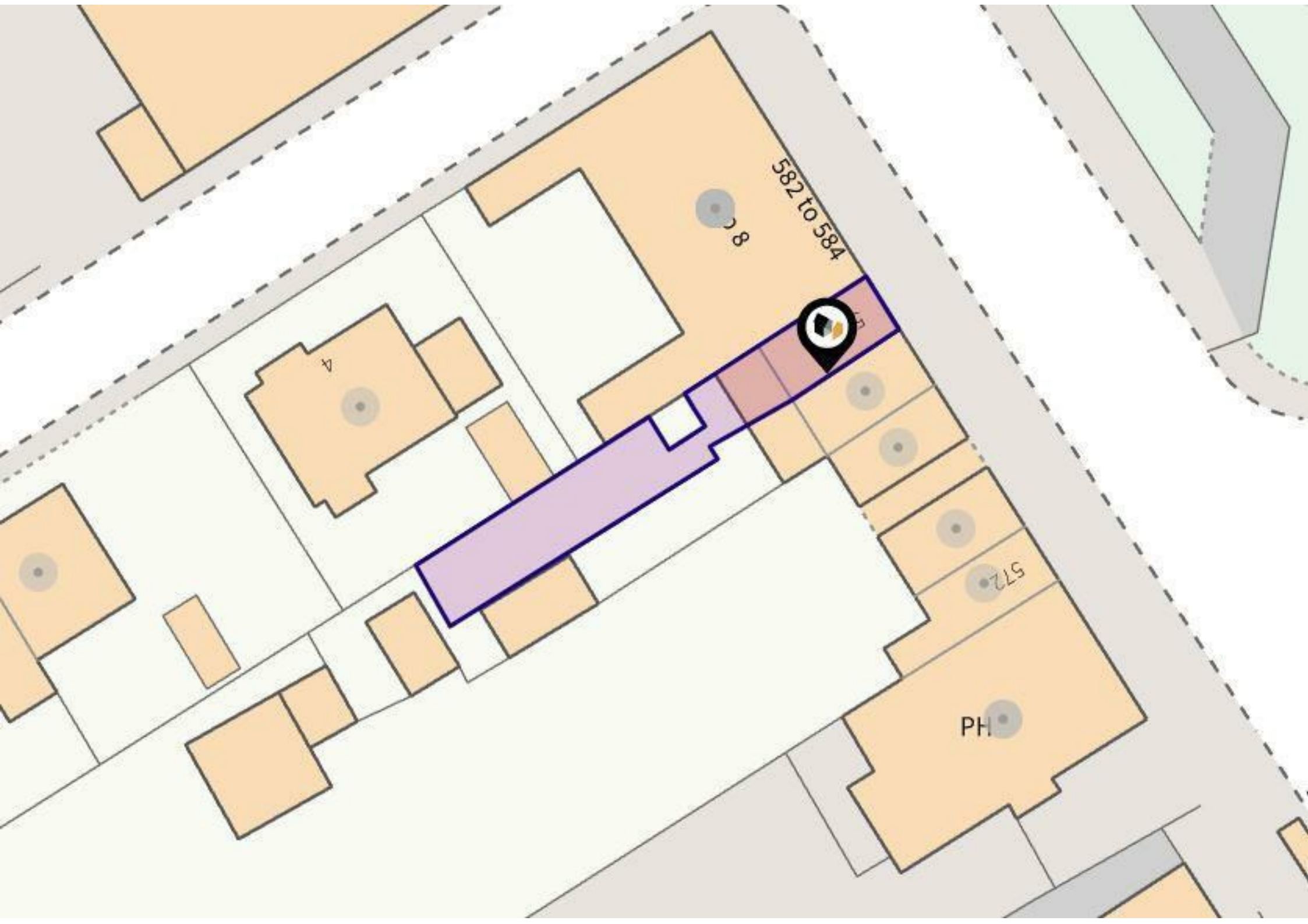
FIRST FLOOR - 2 good sized bedrooms

On street parking, rear garden & yard area.

The property has formerly been a rental property so EICR & gas certificates are available on request.

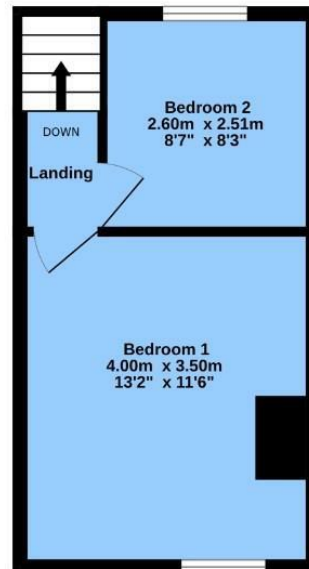
Chesterfield BC - band A
Freehold





GROUND FLOOR
32.0 sq.m. (345 sq.ft.) approx.

1ST FLOOR
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA : 54.6 sq.m. (587 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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

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