

## 57 Handley Road, New Whittington, Chesterfield, S43 2DU

- MID TERRACE HOUSE
- PERFECT FOR FIRST TIME BUYERS
- 4 PIECE SUITE BATHROOM
- TAX BAND A, EPC E
- 2 GOOD SIZED BEDROOMS
- LOUNGE AND SEPERATE DINER
- ON STREET PARKING
- CALL HUNTERS NOW

**Offers In The Region Of £135,000**

**HUNTERS®**  
HERE TO GET *you* THERE

## NO CHAIN - REDUCED TO SELL!

Welcome to this 2 BEDROOM TERRACED HOUSE 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 is perfect for first time buyers ready to put their own stamp on!

Downstairs this property consists of a lounge, separate dining room, kitchen and rear porch.

Upstairs there are 2 well proportioned bedrooms and a spacious 4 piece suite bathroom.

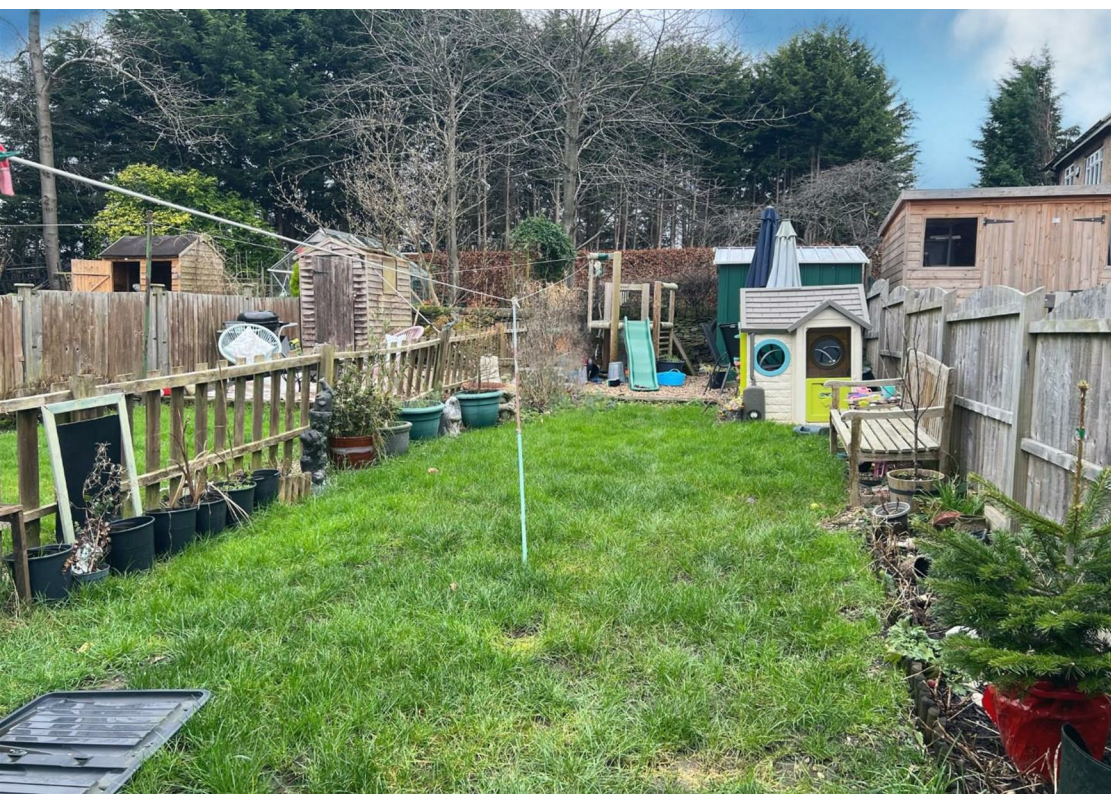
Gas central heating (combi boiler), uPVC double glazed windows & NEW ROOF.

Outside sees street parking and garden to the rear.

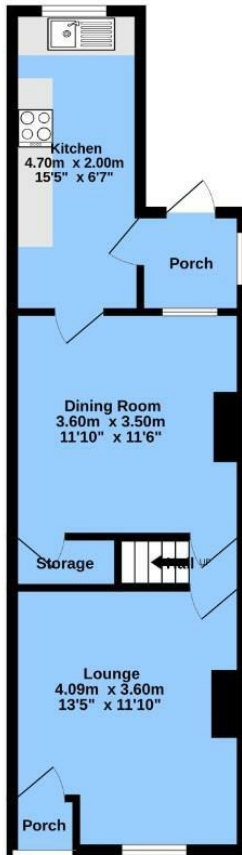
Don't miss out on making this property yours, call Hunters to book your viewing now!

Freehold, Tax band A, EPC E

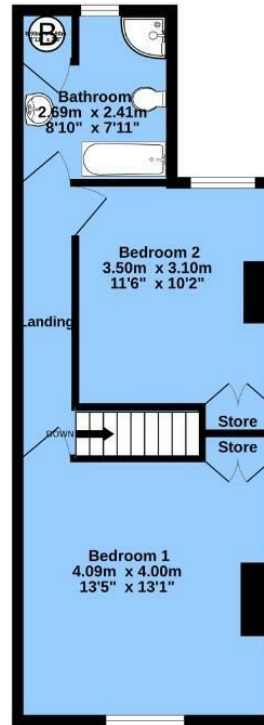




GROUND FLOOR  
41.3 sq.m. (444 sq.ft.) approx.



1ST FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 80.4 sq.m. (866 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		<b>48</b>	<b>78</b>

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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