



## 25 Hardwick Avenue, New Whittington, Chesterfield, S43 2AE

- GREAT FIRST HOME
- LOUNGE WITH BAY WINDOW
- THREE PIECE SUITE BATHROOM
- ON STREET PARKING
- READY TO MOVE STRAIGHT IN TO
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- CALL HUNTERS NOW

**Price £130,000**

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

**ON THE MARKET TO SELL** - attention first time buyers! A viewing is highly recommended at this fantastic two bedroom semi detached property in the popular area of new Whittington.

Offering great value for money the property has attractive features like bay windows and it's ready to move straight into!

Accommodation comprises: Lounge with bay window, large dining room opening through to the extended fitted kitchen.

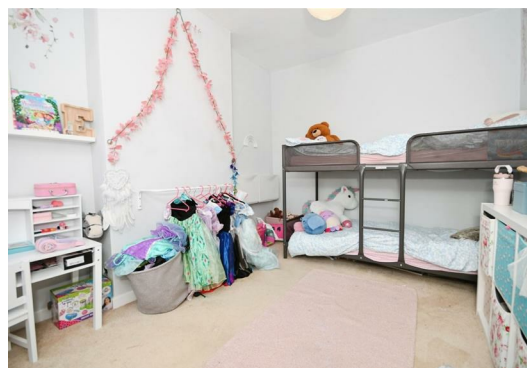
To the first floor are two large double bedrooms and the family bathroom.

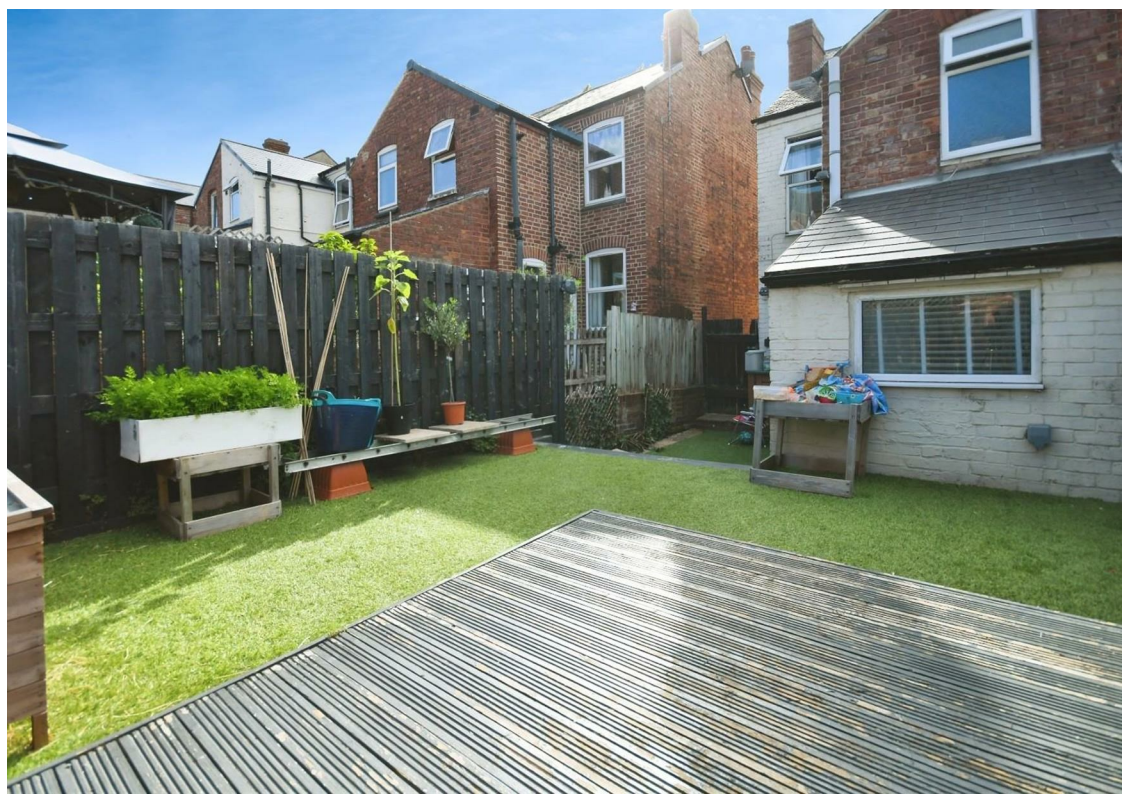
A modern gas central heating boiler is provided together with double glazed windows.

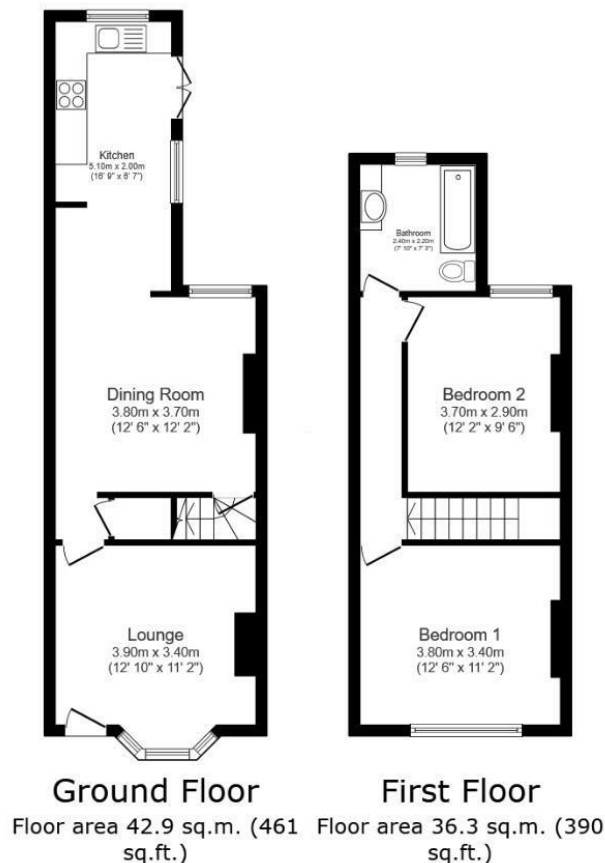
Externally, the property Boast lots of on street parking and an attractive low maintenance rear garden and patio.

Call Hunters to view now - calls answered 24/7!

Freehold, Tax Band A, EPC Rating E.







Total floor area: 79.1 sq.m. (852 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](http://www.Propertybox.io)

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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	

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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