



61 Wellington Street, New Whittington, Chesterfield, S43

2BQ

- MUST SEE!
- Modern fitted kitchen
- Driveway parking to the rear
- Gas Central Heating & uPVC double glazed
- Three bedroom semi
- Bay Window
- Landscaped garden
- Working applicants preferred or guarantor essential

£1,000 Per Month

HUNTERS®

HERE TO GET *you* THERE

AVAILABLE NOW! A BEAUTIFUL, SPACIOUS 3 BEDROOM
HOME READY TO MOVE STRAIGHT INTO!

TAKE A LOOK AT THIS BAY WINDOWED SEMI DETACHED
HOUSE WITH DRIVEWAY PARKING AT THE REAR.

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.

Having around 1,000 square feet of living accommodation the
property comprises:- entrance hall, bay windowed reception
room, a second reception room & kitchen with space for fridge /
freezer & washing machine under floor heating & stairs down to
the cellar.

On the first floor is a large landing with glass bannister, two
double bedrooms (one with views towards the countryside & the
stunning four piece family bathroom with bath, large walk in
shower, low level WC & wash hand basin.

Gas central heating (Baxi combi boiler) & uPVC double glazed.

Outside has a small front courtyard & full landscaped rear
garden with decked & lawn areas with access to the rear drive.

FREEHOLD - COUNCIL TAX BAND A.

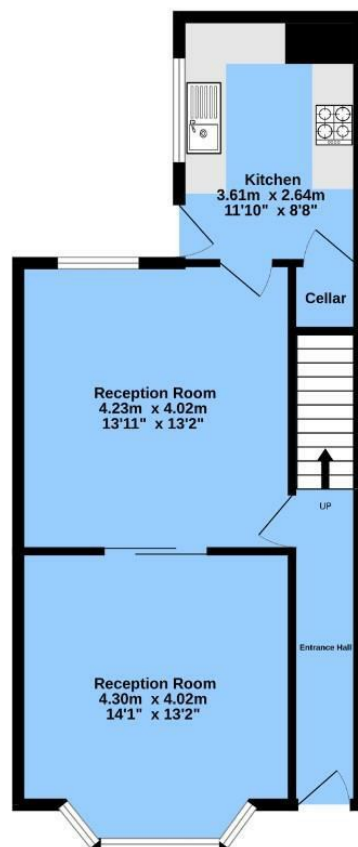
Call Hunters for a viewing now!
Calls taken 24/7!

Working applicants preferred or guarantor essential

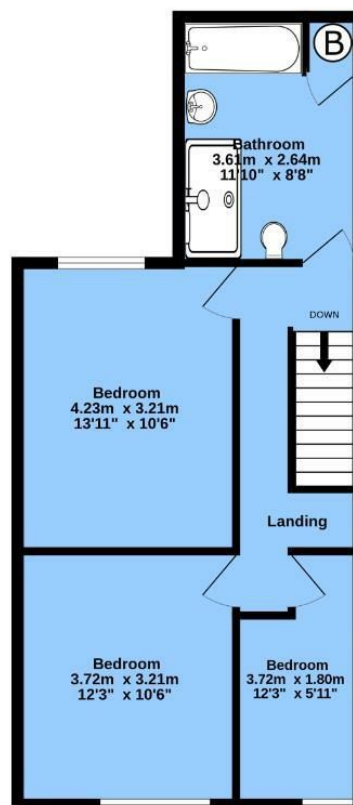




GROUND FLOOR
50.1 sq.m. (540 sq.ft.) approx.



1ST FLOOR
49.4 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA: 99.5 sq.m. (1071 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metronix 6/2024

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		87
(69-80) C		
(55-68) D	65	
(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

Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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