



Hardwick Avenue, New Whittington Chesterfield S43 2AE

welcome to

Hardwick Avenue, New Whittington Chesterfield

LEGAL FEES PAIDT&Cs. Guide Price £120,000–£130,000 - Bright two-bed home with a practical kitchen opening to a private garden, two comfortable bedrooms and a central bathroom. Ideal for first time buyers or downsizers. NO CHAIN

Living Room

Set at the front of the home, the living room offers a well proportioned space and plenty of natural lighting from the double glazed bay window. Its shape makes furnishing straightforward, and the natural light gives the room an inviting feel from the moment you step inside.

Dining Room

Positioned centrally on the ground floor, the dining room acts as the natural hub of the home. It's large enough for a family table and creates an easy connection between the living room and the kitchen, making it ideal for both relaxed meals and more formal gatherings.

Kitchen

At the rear of the property, the kitchen offers practical worktop space and storage while still feeling open and manageable. It's position gives it a quieter, more private feel, with a layout suited to everyday cooking and organisation.

Landing Bedroom 1

Spanning the full width of the front of the house, the main bedroom feels generous and calm. The proportions allow for larger furniture without compromising space, creating a comfortable retreat at the end of the day.

Bedroom 2

Set to the rear, the second bedroom offers a versatile layout that can adapt to a variety of needs. Whether used as a guest room, nursery, or home office, it provides a bright and manageable space with a practical layout.

Bathroom

Centrally located on the first floor, the bathroom serves both bedrooms with ease. It's position makes it convenient for day to day use while keeping the layout of the upper floor balanced and functional.

Rear Garden

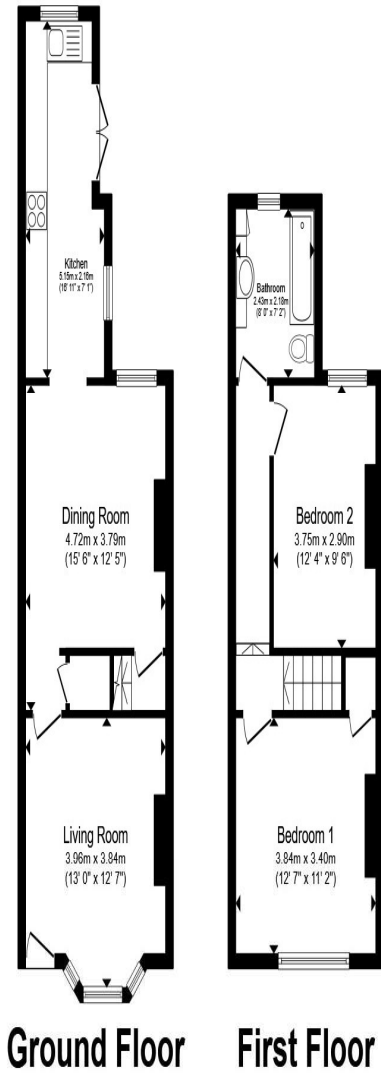
The rear garden extends directly from the kitchen, creating a natural flow between indoor and outdoor living. It offers a private, manageable space that can be shaped for relaxation, play, or entertaining, with plenty of potential for planting or simple low maintenance enjoyment.

*****Legal Fees Paid*** T&cs**

The property is being sold through our clients Part Exchange/Assisted Move Scheme.

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction

Should a purchaser wish to instruct their own conveyancers the contribution will not apply



Total floor area 80.0 m² (861 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). Powered by www.propertybox.io



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Hardwick Avenue,
New Whittington Chesterfield

- *****LEGAL FEES PAID*** T&Cs**
- Guide Price - £120,000 to £130,000
- Council Tax Band - A
- Two Bedroom
- Ideal For First Time Buyers

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£120,000



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Property Ref:
CSF104956 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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