







2 Newbridge Court, Old Whittington, Chesterfield, S41 9ER

- THREE BEDROOMS
- IDEAL FAMILY HOME
- OWNED SOLAR PANELS & EPC B - GOOD ENERGY EFFICIENT HOME
- SEMI DETACHED HOUSE
- DESIGNATED PARKING SPACE & SINGLE GARAGE
- VIEW NOW!

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HERE TO GET *you* THERE

Offers In The Region Of £205,000

THREE BEDROOM SEMI DETACHED HOUSE - IDEAL FAMILY HOME!

Situated the North side of Chesterfield, Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield. The area provides excellent opportunities for countryside walks, while remaining well connected to nearby towns and amenities.

The ground floor of this property comprises entrance hall with access to the well appointed kitchen with useful under stair storage cupboard. The kitchen leads through to the spacious dining/living room, with patio doors leading out to the rear garden.

To the first floor are three well-proportioned bedrooms, providing flexibility for family living, guests or home working. Two of the bedrooms benefit from fitted wardrobes, offering excellent built-in storage. The modern family bathroom is fitted with a bath and overhead shower.

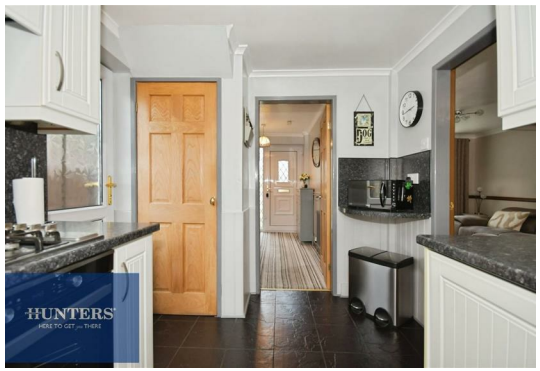
Externally, the property benefits from a designated parking space and single garage, providing convenient off-street parking & useful additional storage. To the rear is a well-maintained enclosed garden, featuring a patio seating area ideal for outdoor dining and relaxation.

The property benefits from an impressive EPC Rating of B, offering excellent energy efficiency and the potential for lower running costs.

OWNED SOLAR PANELS WITH 7 YEARS LEFT - Free electricity during daylight hours generated by the solar panels, with any surplus electricity exported to the grid, providing the potential for additional income.

FREEHOLD - COUNCIL TAX BAND B











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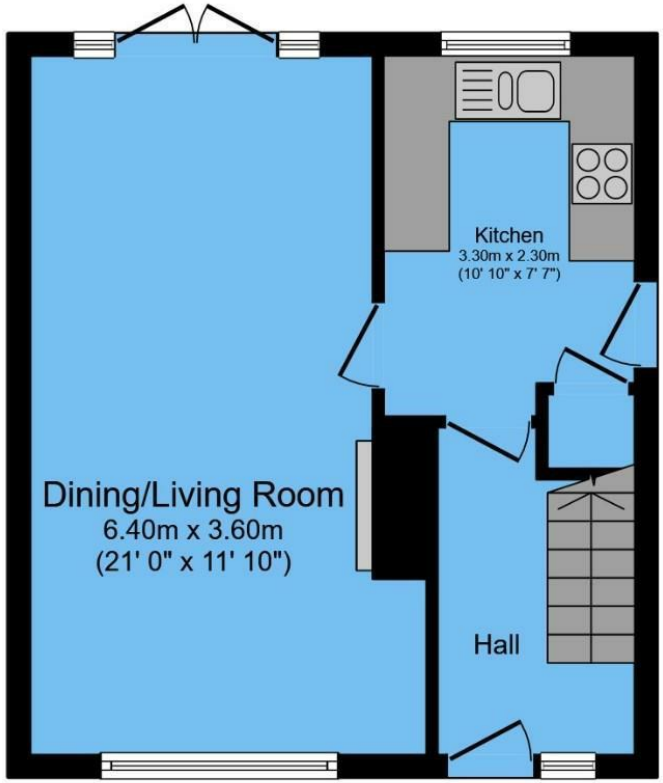
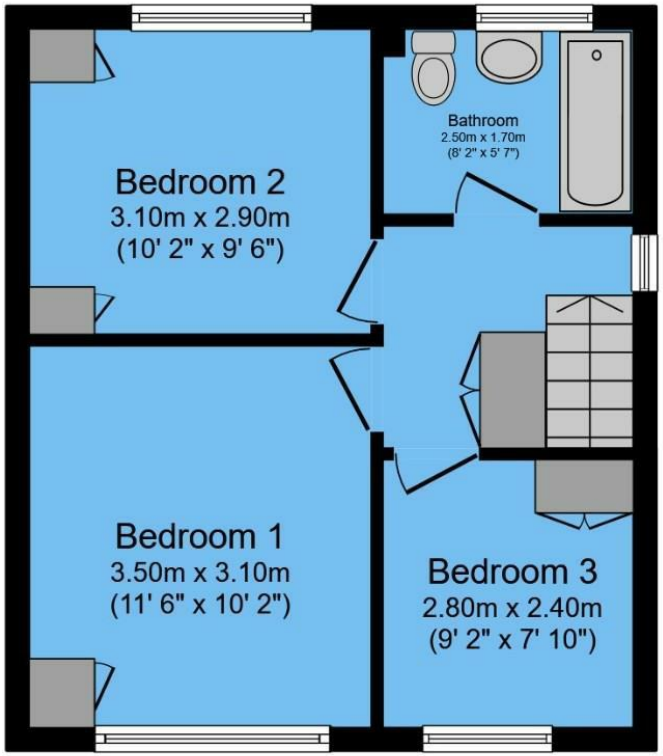


Ground Floor



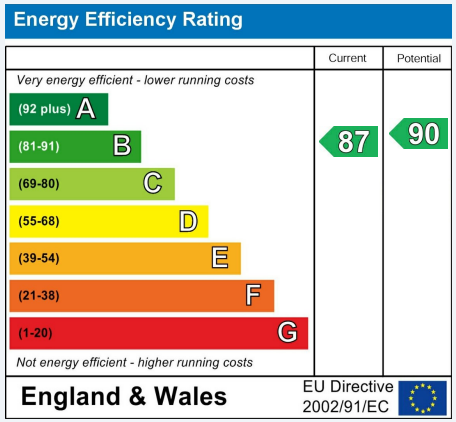
First Floor

Total floor area 70.9 sq.m. (764 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.focalagent.com

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.



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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The Property Ombudsman