

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

# SOLED

subject to contract



**23 Handley Road, New Whittington, Chesterfield, S43 2DU**

- NO UPWARD CHAIN
- MODERN KITCHEN
- THREE PIECE SUITE SHOWER ROOM
- ON STREET PARKING NEARBY
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- REAR GARDEN WITH COUNTRYSIDE VIEWS
- CALL HUNTERS NOW

**Offers In The Region Of £140,000**

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## Well-Maintained Two Double Bedroom End-Terraced Home – Offered with No Chain

Located on the popular north side of Chesterfield in New Whittington, this attractive end-terrace property offers convenient access to a full range of local amenities including shops, a hairdresser, butchers, pharmacy and more. The home is perfectly positioned within the catchment area for New Whittington Primary School and Whittington Green Secondary School, and is only a short walk from the picturesque Chesterfield Canal, while also providing easy access to Sheffield, Dronfield and M1 Junction 29.

The accommodation comprises a welcoming lounge, a dining room opening into a modern fitted kitchen, and a useful rear porch.

To the first floor are two generously sized double bedrooms and a contemporary shower room.

The property benefits from gas central heating and uPVC double glazing throughout.

Outside, there is a rear garden enjoying superb open countryside views, with on-street parking available nearby.

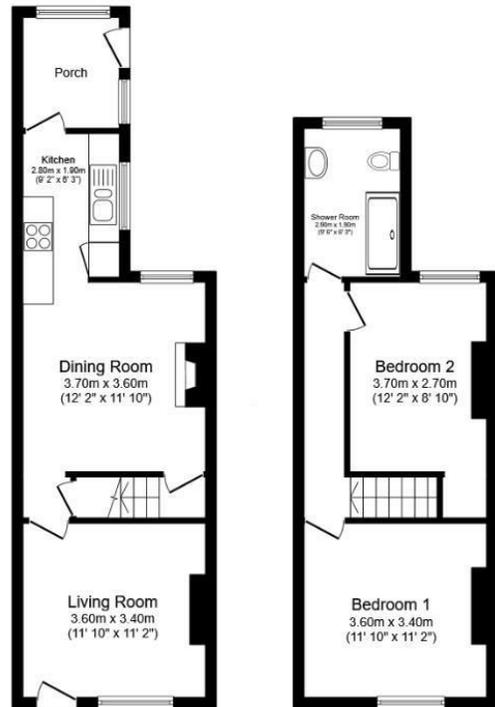
Offered in good condition and well maintained throughout, this lovely home is ideal for first-time buyers, downsizers, or investors seeking a ready-to-move-into property in a well-served and scenic location.

Call Hunters to view now!

FREEHOLD | TAX BAND A | EPC RATING D







**Ground Floor**  
Floor area 39.0 sq.m.  
(420 sq.ft.)

**First Floor**  
Floor area 34.9 sq.m.  
(375 sq.ft.)

Total floor area: 73.9 sq.m. (795 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



## 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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	

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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