



38 Sanforth Street, Whittington Moor, Chesterfield, S41 8RU

- IN NEED OF COSMETIC UPDATING
 - TWO DOUBLE BEDROOMS
 - GARDEN TO REAR WITH PATIO
 - READY TO MAKE YOUR OWN
- LOUNGE WITH SEPARATE DINING ROOM
 - SPACIOUS BATHROOM
 - ON STREET PARKING
 - CALL HUNTERS NOW

Offers In The Region Of £150,000

HUNTERS®
HERE TO GET *you* THERE

Situated in the heart of Whittington Moor, this two-bedroom terraced home offers an excellent opportunity for first-time buyers, investors, or anyone looking to put their own stamp on a well-located property.

Just a stone's throw from the vibrant amenities along Sheffield Road and the contemporary offerings at The Glass Yard, this home enjoys superb access to Chesterfield, Sheffield, the M1 (J29), and beyond.

Internally, the property offers spacious accommodation in need of some cosmetic updating, giving you the perfect canvas to create your ideal home. The ground floor comprises a welcoming lounge, a separate dining room, and a kitchen with direct access to the rear garden. Upstairs, you'll find two generous double bedrooms and a good-sized three-piece bathroom suite.

The home benefits from gas central heating and uPVC double glazed windows throughout.

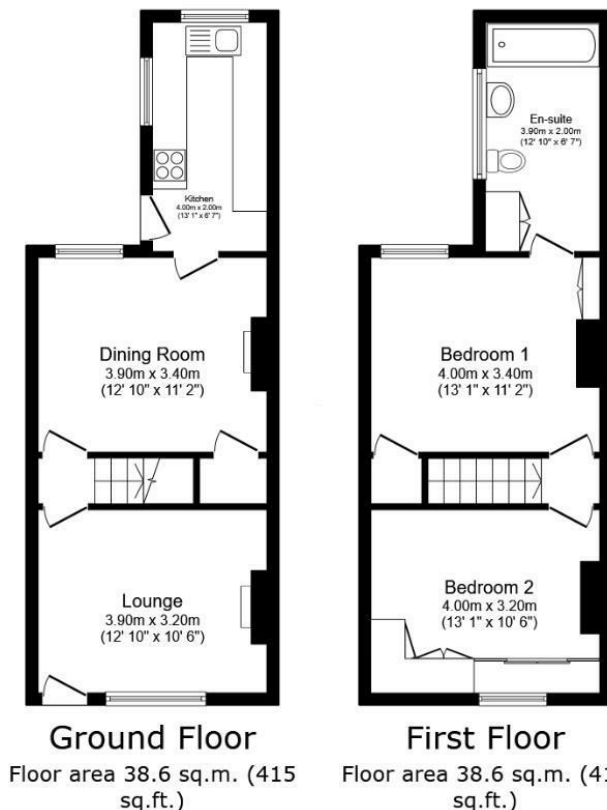
Outside, the property enjoys a good-sized rear garden with patio – ideal for relaxing or entertaining. On-street parking is available to the front.

A short distance from supermarkets, local shops including a pharmacy, hairdressers, florists, and butchers, Chesterfield FC Stadium, the Chesterfield Canal, and within easy reach of the train station and town centre, this location really does have it all. Call Hunters to arrange your viewing now!

FREEHOLD | TAX BAND A | EPC RATING D







Total floor area: 77.2 sq.m. (831 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

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) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

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