HUNTERS®

SOLD

subject to contract

offer FREE valuations - call 01246540540 or email chesterfield@hunters







79 South Street North, New Whittington, Chesterfield, S43 2AD

- NO CHAIN
- END TERRACE
- IDEAL FIRST TIME BUYER HOUSE
- TWO BEDROOMS
- GREAT INVESTMENT
- VIEW NOW

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £100,000

ATTENTION FIRST TIME BUYERS & INVESTORS (POTENTIALLY 8.7% YIELD) - TWO BEDROOM END OF TERRACE.

OFFERED WITH NO CHAIN

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.

PRICED TO SELL & MAKE YOUR OWN - the property comprises:- two reception rooms (one with patio doors out onto the rear garden), kitchen, two first floor double bedrooms & combined bathroom / WC.

Externally, the property has a WESTERLY FACING rear yard with outside tap, on road parking & front courtyard which could be created into a driveway (subject to planning permission).

Gas central heating (combi boiler installed 2-3 years ago), uPVC double glazed, new carpets fitted.

This property would rent out at £725 per calendar month - A 8.7% YIELD!

VIEWINGS BY HUNTERS - CALL TO BOOK YOURS NOW!

FREEHOLD | COUNCIL TAX BAND A







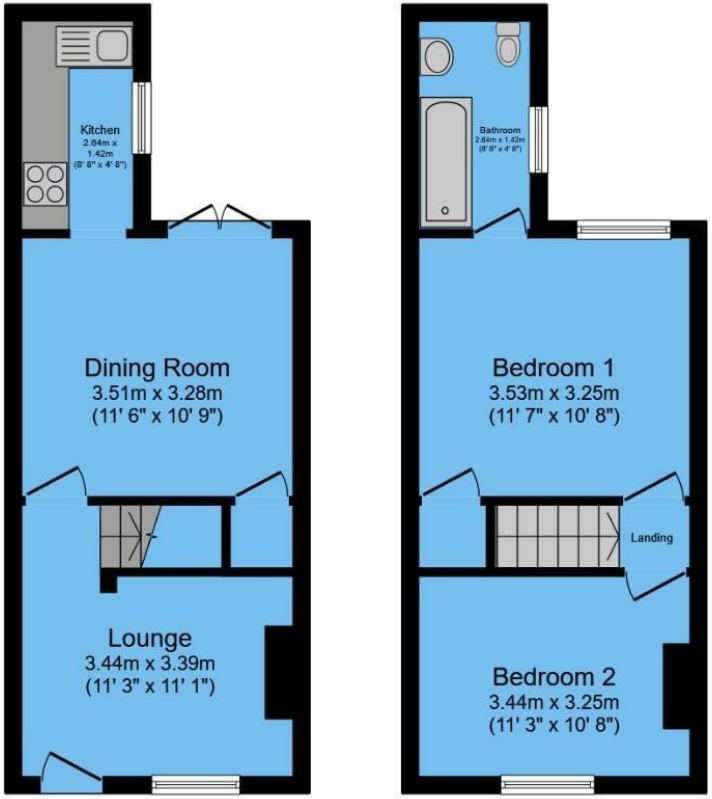



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Total floor area 54.7 sq.m. (589 sq.ft.) approx

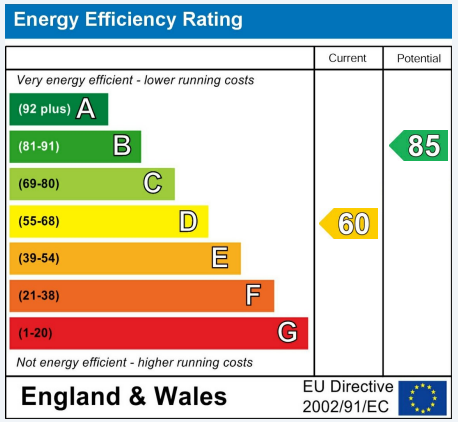
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.



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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The Property Ombudsman