



## 15 Bluebank View, New Whittington, Chesterfield, S43 2DW

- THREE BEDROOM SEMI
  - REAR GARDEN
  - CONSERVATORY
- DRIVEWAY PARKING
  - KITCHEN / DINER
  - VIEW NOW

**Offers In The Region Of £170,000**

**HUNTERS®**  
HERE TO GET *you* THERE

**\*\*REDUCED BY £5000 TO £170,000 FOR A QUICK SALE\*\***

## **THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING & CONSERVATORY!**

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.

This property comprises: entrance porch, entrance hallway through into the lounge with double doors into the kitchen / diner which is open plan to the conservatory. Downstairs also has an understairs cupboard from the kitchen & stairs rising to the first floor from the entrance hall.

On the first floor are the three bedrooms (two with fitted wardrobes) & combined bathroom / WC.

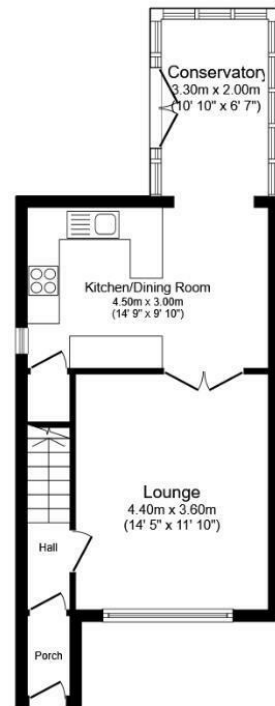
Outside sees driveway parking, rear garden with patio & lawn areas.

**ATTENTION FIRST TIME BUYERS - VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOURS!**

**FREEHOLD | COUNCIL TAX BAND B | GAS CENTRAL HEATING | DOUBLE GLAZED**

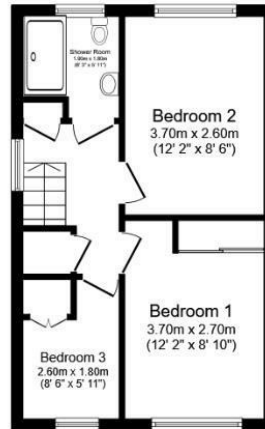






**Ground Floor**

Floor area 42.0 sq.m. (452 sq.ft.)



**First Floor**

Floor area 33.7 sq.m. (363 sq.ft.)

**Total floor area: 75.8 sq.m. (816 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](http://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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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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