



30 Langtree Avenue, Old Whittington, Chesterfield, S41 9HP

- NO CHAIN
- POPULAR LOCATION
- DRIVEWAY PARKING

- THREE BEDROOM SEMI
- PUT YOUR OWN STAMP TO
- DETACHED GARAGE

Offers In The Region Of £200,000



**OFFERED WITH NO CHAIN – THREE BEDROOM SEMI-DETACHED –
FANTASTIC POTENTIAL TO PUT YOUR OWN STAMP ON!**

Situated on the ever-popular north side of Chesterfield, in the sought-after area of Old Whittington, this three bedroom semi-detached home presents an excellent opportunity for buyers looking to create their ideal family home.

Old Whittington is a well-established residential area, highly regarded for its strong sense of community, excellent local amenities and well-rated schools. The property is just a short walk from the picturesque Chesterfield Canal, perfect for peaceful walks and outdoor leisure. Commuters will also appreciate the convenient access to Chesterfield railway station, the M1 motorway (Junction 29), as well as links to Sheffield & Dronfield.

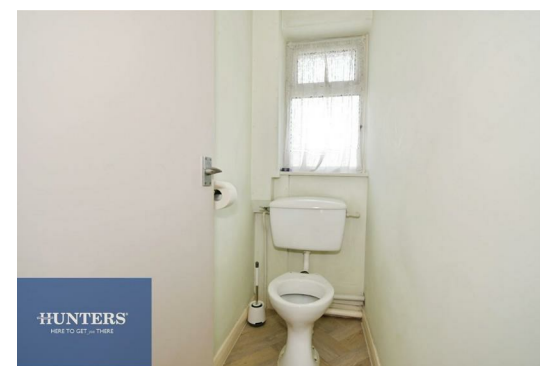
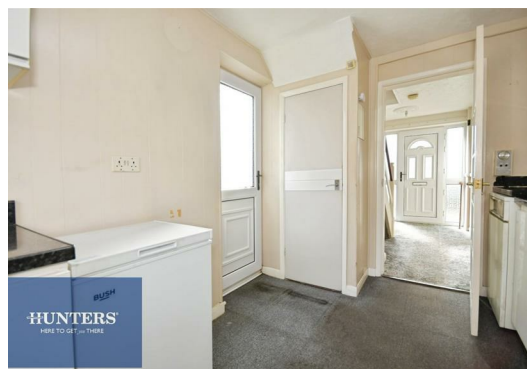
Internally, the accommodation offers well-proportioned living space throughout. A welcoming entrance hall leads into a spacious through lounge/diner, providing an excellent family living and entertaining area with plenty of natural light. The kitchen offers scope for modernisation and reconfiguration if desired.

To the first floor are three bedrooms, two of which are comfortable doubles and a further single bedroom. The bathroom and separate WC provide practical family living and offer potential for combining or upgrading to suit modern tastes.

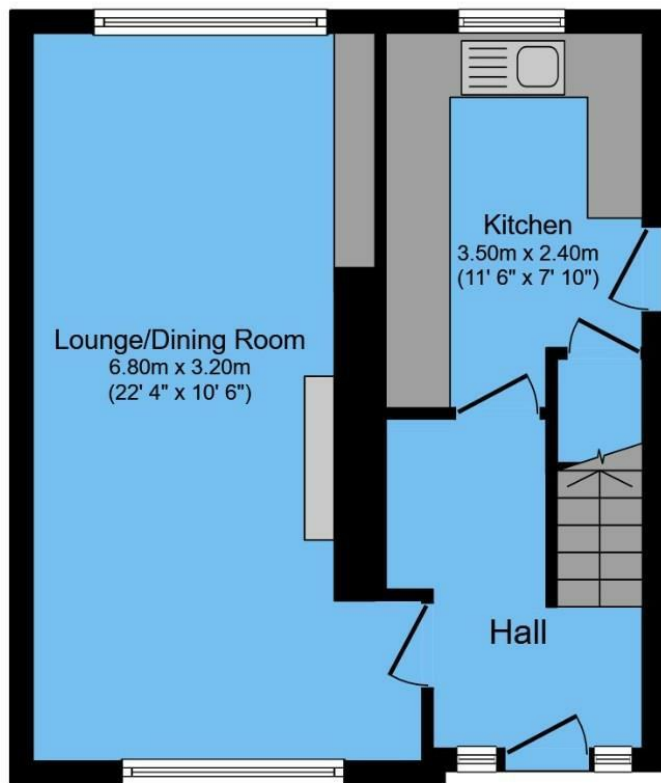
Externally, the property benefits from driveway parking leading to a detached garage, offering additional storage or workshop potential. The rear garden provides a good-sized outdoor space, ideal for families.

With no onward chain, generous proportions and fantastic potential throughout, this property is ideal for first-time buyers, families or investors seeking a home in a convenient and well-connected location. Early viewing is highly recommended to fully appreciate the opportunity on offer.

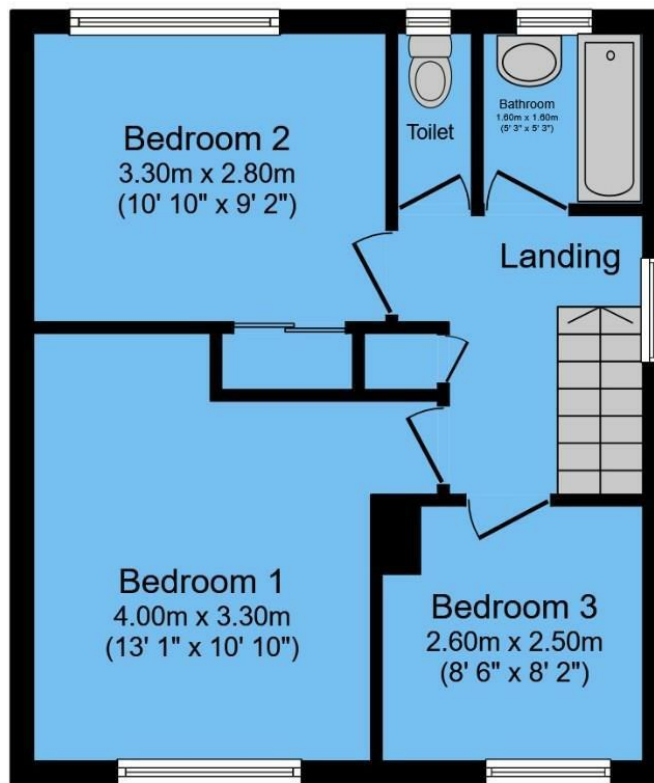
FREEHOLD | COUNCIL TAX BAND B







Ground Floor



First Floor

Total floor area 77.3 sq.m. (832 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).

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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		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

Tel: 01246 540540 Email:

Chesterfield@hunters.com <https://www.hunters.com>