







21 Roecar Close, Old Whittington, Chesterfield, S41 9PN

- NO CHAIN
- FULLY REFUBISHED
- OVERLOOKING FIELD GREEN
- TWO BEDROOM SEMI
- FRONT & REAR GARDENS
- VIEW NOW

HUNTERS®
HERE TO GET *you* THERE

Guide Price £145,000

GUIDE PRICE OF £145,000 TO £155,000 - ON THE MARKET TO BE SOLD - OFFERED WITH NO CHAIN - FULLY REFURBISHED TO SELL!

TWO BEDROOM SEMI DETACHED HOUSE - situated the North side of Chesterfield, Old Whittington, has wonderful local amenities, good schools & this home is just a short walk away from Chesterfield canal yet located well to get to Chesterfield Train Station, M1 J29, Sheffield & Dronfield.

OPEN GREEN TO THE FRONT, this property comprises:- entrance porch & hall with stairs rising to the first floor, NEWLY fitted kitchen with dining space & under stairs cupboard.

To the first floor are the TWO DOUBLE BEDROOMS & BRAND NEW white suite bathroom with shower over bath.

Externally the property has on road parking, front garden & south westerly facing rear garden.

Gas central heating & uPVC double glazed.

VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW.

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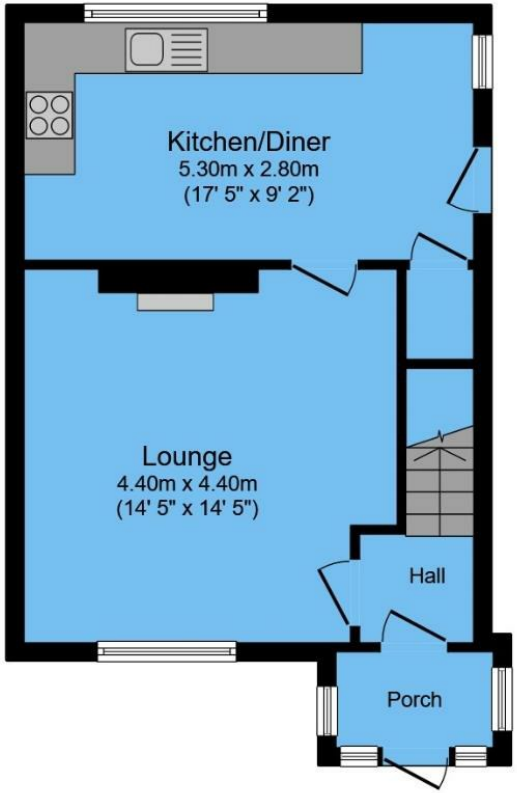
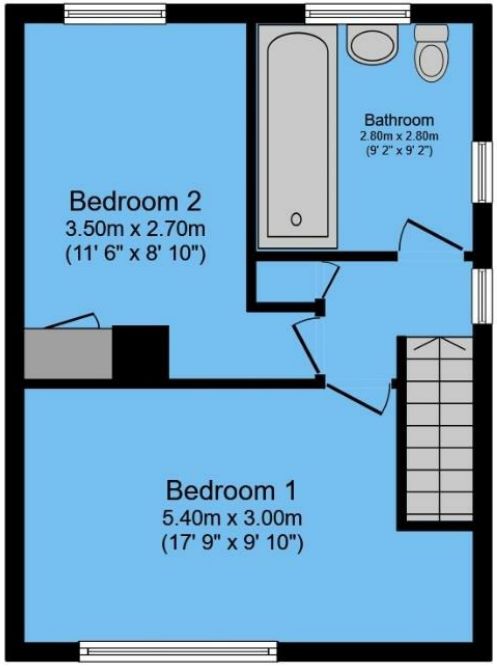




Ground Floor **First Floor**

Total floor area 79.6 sq.m. (857 sq.ft.) approx

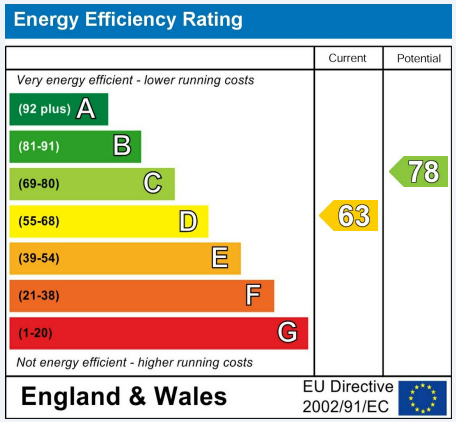
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com https://www.hunters.com

The Property Ombudsman