

HUNTERS[®]

HERE TO GET *you* THERE

SOLED

subject to contract



6 Bateman Close, New Whittington, Chesterfield, S43 2DT

- NO CHAIN
- CUL DE SAC
- DRIVEWAY PARKING

- THREE BEDROOM
- CONVIENENT LOCATION
- WESTERLY FACING REAR GARDEN

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Offers In The Region Of £195,000

Located within a quiet cul-de-sac on the north side of Chesterfield, this three bedroom semi-detached property is offered for sale with no onward chain - ready to put your own stamp to!

The property enjoys a convenient position in New Whittington, which offers a range of local amenities including shops, a hairdresser, butcher, pharmacy and more. It also lies within the catchment area for New Whittington Primary School and Whittington Green Secondary School, making it an excellent choice for families.

The property is within walking distance of the beautiful Chesterfield Canal, while also providing easy access to Sheffield, Dronfield and the M1 motorway at Junction 29, ideal for those needing to commute.

The accommodation comprises a comfortable lounge and a kitchen/diner on the ground floor.

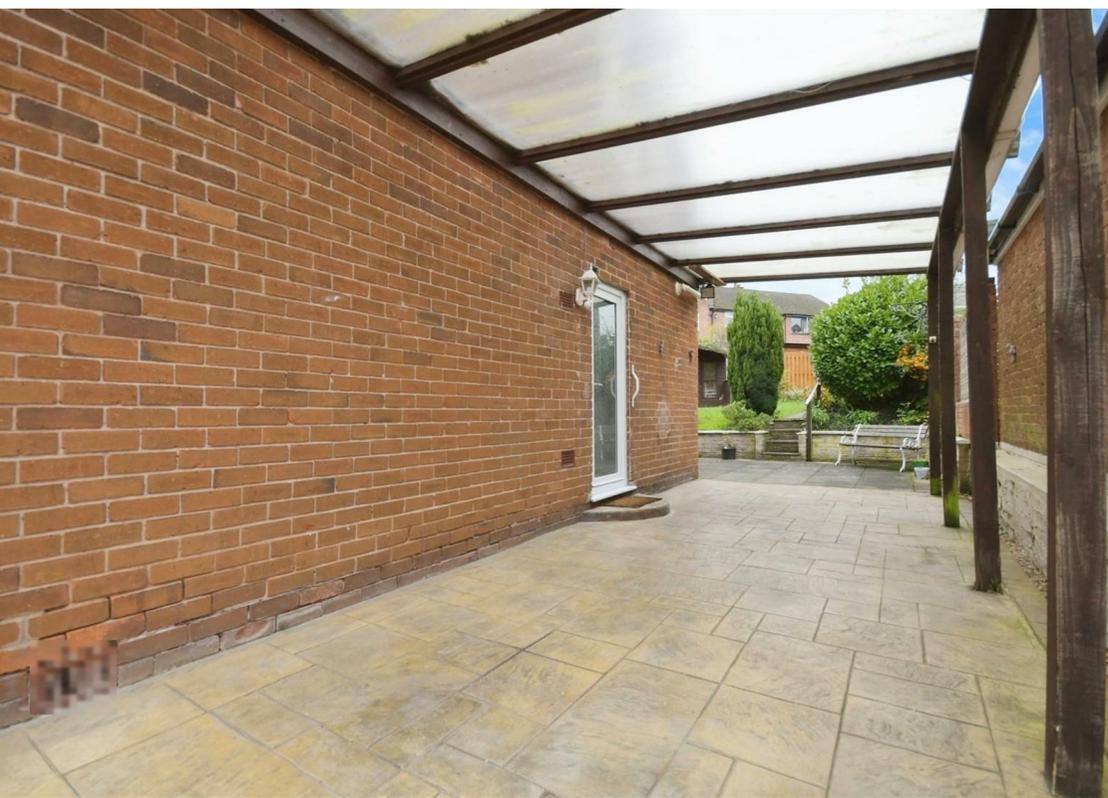
To the first floor are three bedrooms and a family bathroom.

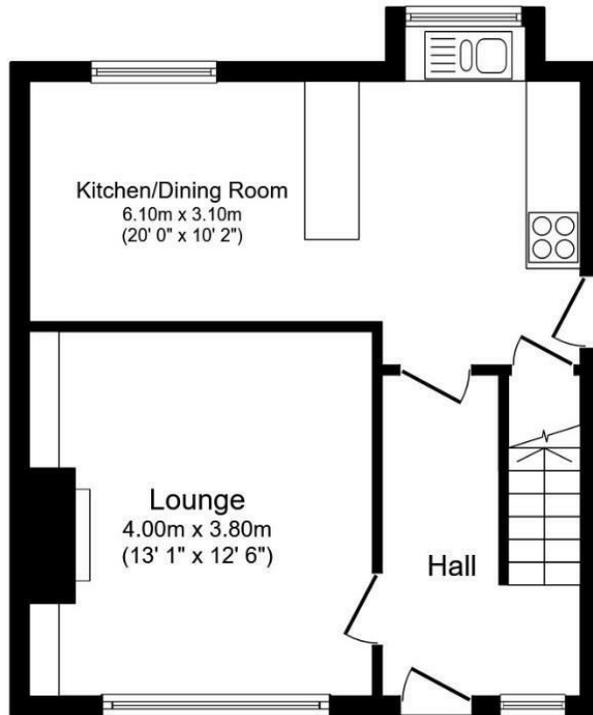
Externally, there is driveway parking with a carport to the side and a westerly facing rear garden, providing an ideal space to relax and enjoy the afternoon sun.

Viewings are highly recommended and available now.

FREEHOLD | COUNCIL TAX BAND B

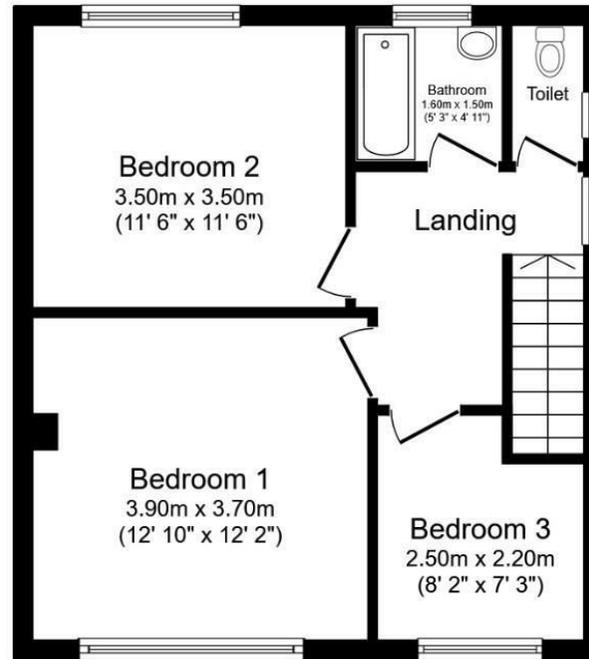






Ground Floor

Floor area 41.9 sq.m. (451 sq.ft.)



First Floor

Floor area 41.1 sq.m. (443 sq.ft.)

Total floor area: 83.0 sq.m. (894 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



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		60	
(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

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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