



70 Ashcroft Drive, Old Whittington, Chesterfield, S41 9PD

- 2 double bedroom semi detached house
- Entrance hall, lounge, fitted kitchen/diner. Large rear hall & storage area
- GCH - brand new boiler in 25, uPVC double glazed
- Ideal for access to local amenities and school
- Extremely well presented - VIEWING ESSENTIAL!
- Combined bathroom/wc in white
- Off street parking - driveway to the front - Landscaped gardens front and rear

Offers In The Region Of £150,000

HUNTERS®
HERE TO GET *you* THERE

Move straight in or secure your next smart investment.

This immaculately presented TWO DOUBLE BEDROOM SEMI DETACHED home is available now for viewings.

Behind the front door, the property offers a practical and well-balanced layout. A welcoming entrance hall leads through to a bright lounge and a fitted kitchen-diner, complemented by a side entrance hall. Upstairs, you will find two well-proportioned double bedrooms alongside a clean, modern white family bathroom. Gas central heating and uPVC double glazing are fitted throughout.

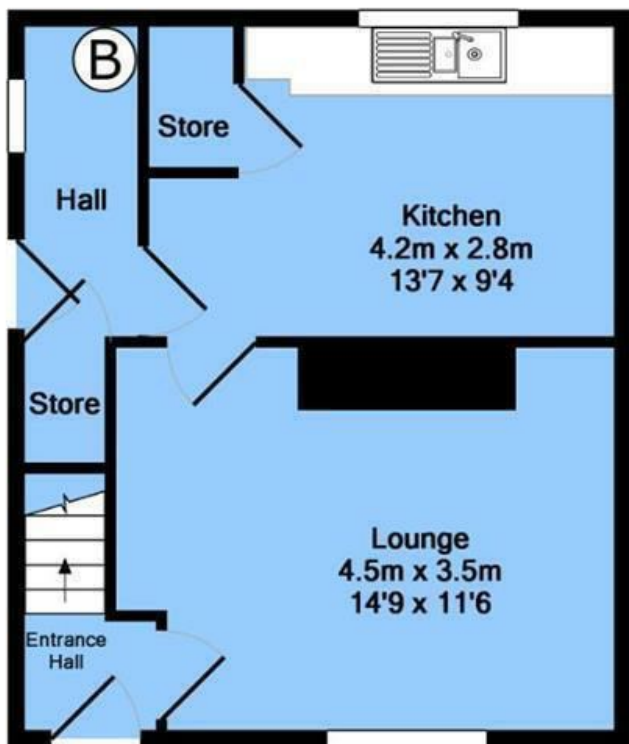
Outside, the home boasts beautifully landscaped gardens to both the front and rear. The private, fully enclosed rear garden provides a great-sized, safe space to relax or entertain, while off-street parking adds everyday convenience.

Ideally placed for local amenities and reputable schools, the location is a commuter's dream with swift, easy access to Chesterfield, Sheffield, and the M1 motorway.

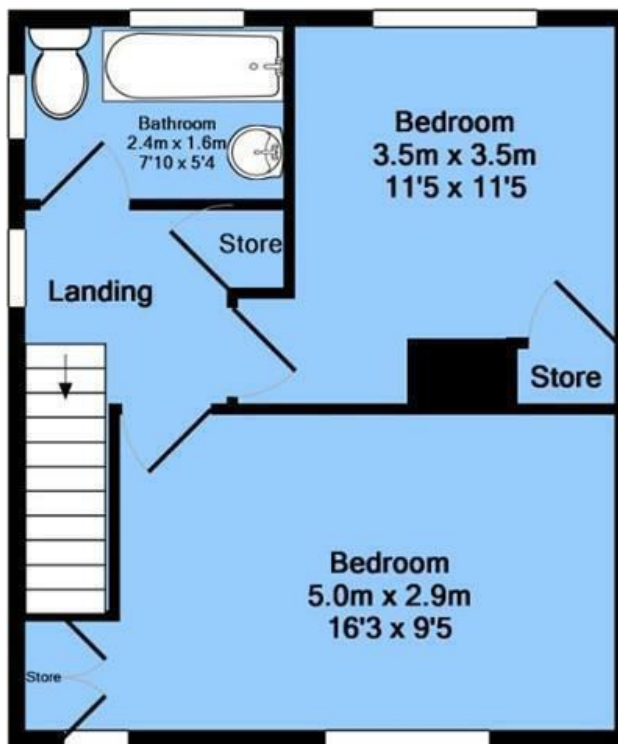
An absolute must-see for first-time buyers and landlords alike—early viewing is highly recommended.
CALL HUNTERS TODAY







GROUND FLOOR
APPROX. FLOOR
AREA 32.7 SQ.M.
(352 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.3 SQ.M.
(359 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.0 SQ.M. (711 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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

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

Tel: 01246 540540 Email:

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