

# HUNTERS®

HERE TO GET *you* THERE

# SOLD

subject to contract

**35 Station Lane, Old Whittington, Chesterfield, S41 9NR**

- NO ONWARD CHAIN
- SPACIOUS LOUNGE & KITCHEN DINER
- THREE GOOD SIZED BEDROOMS
- GENEROUS GARDEN & ON STREET PARKING
- GREAT FOR FIRST TIME BUYERS OR INVESTORS
- SEPARATE UTILITY ROOM
- TILED SHOWER ROOM
- CALL HUNTERS NOW

**Offers In The Region Of £140,000**



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## No Chain – Three Bedroom Semi-Detached Home in Old Whittington, Chesterfield

Located on the north side of Chesterfield in the sought-after area of Old Whittington, this three-bedroom semi-detached home is full of potential and offered to the market with no onward chain. Ideally positioned just a short walk from the scenic Chesterfield Canal, the property also benefits from excellent local amenities, good schools, and convenient transport links to Chesterfield Train Station, the M1 (J29), Sheffield, and Dronfield.

In need of modernisation, this property presents a fantastic opportunity for first-time buyers, families, or investors looking to add value.

The ground floor comprises an entrance hallway, a bright and spacious lounge, a good-sized kitchen diner ideal for family meals, and a separate utility room offering additional storage and functionality.

Upstairs, there are three well-proportioned bedrooms, a tiled shower room, and a separate WC.

The home is fitted with gas central heating and uPVC double glazed windows throughout, ensuring warmth and energy efficiency.

Externally, the property boasts a well-maintained rear garden with a patio area perfect for outdoor entertaining, a lawned front garden, and on-street parking available. This is a great opportunity to create a wonderful home in a well-connected and desirable location.

Call Hunters to view now!

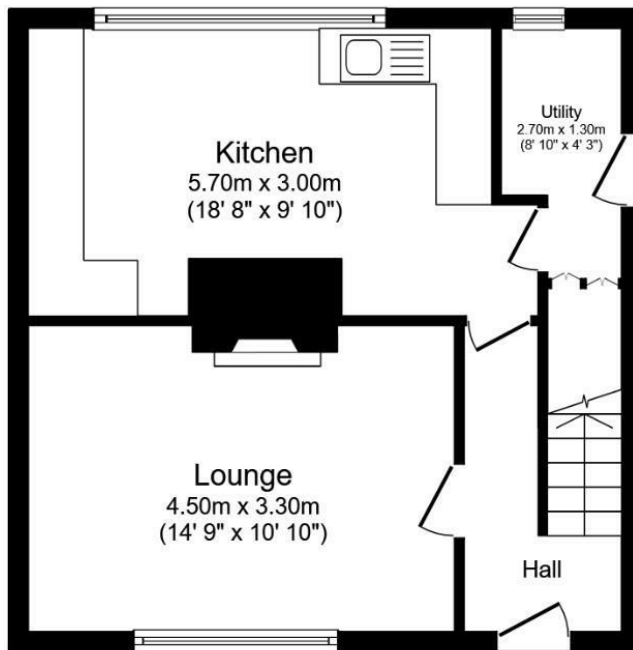
FREEHOLD | TAX BAND A | EPC RATING D





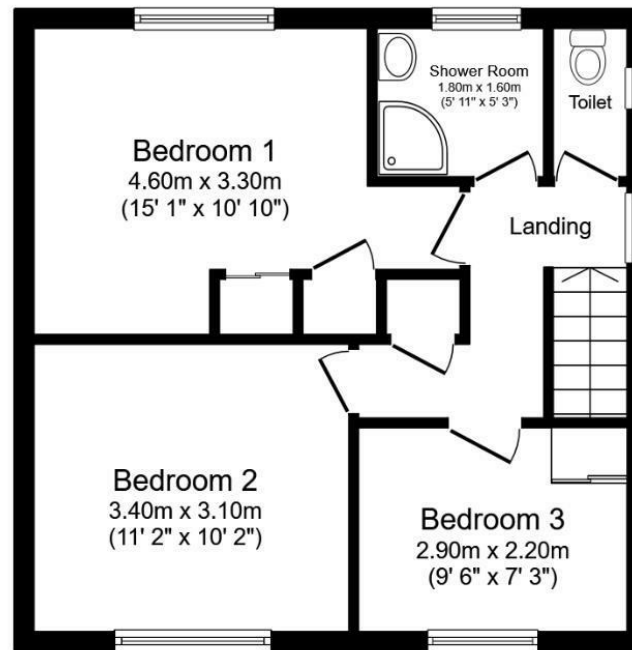






### Ground Floor

Floor area 41.6 sq.m. (448 sq.ft.)



### First Floor

Floor area 41.6 sq.m. (448 sq.ft.)

Total floor area: 83.2 sq.m. (896 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

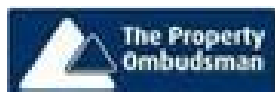
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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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