## 376 Sheffield Road, Whittington Moor, Chesterfield, S41 8LE

- NO CHAIN
- HANDY LOCATION
- IDEAL INVESTMENT
- TWO BEDROOMS
- FIRST TIME BUYER
- MODERN THROUGHOUT

HUNTERS®
HERE TO GET *you* THERE

## Offers In The Region Of £110,000

READY TO MOVE INTO OR RENT OUT - HAVING UNDERGONE REFURBISHMENT TO BE SOLD - OFFERED WITH NO CHAIN!

*TWO BEDROOM TERRACE PROPERTY IN AN IDEAL LOCATION*

In a superb location for all Chesterfield, Sheffield, M1 J29, all local amenities (including pharmacy, hairdressers, florists, butchers & more!) along Sheffield Road, the modern units at The Glass Yard, supermarkets, Chesterfield FC stadium, Chesterfield Canal, within easy access of Chesterfield Train Station & Town Centre.

A blank canvas, neutrally decorated throughout with new carpets, the property comprises:- lounge with stairs rising to first floor, kitchen / diner with understairs store & rear door.

On the first floor is a double bedroom with airing cupboard housing the combi boiler, a second bedrooms & BRAND NEW bathroom.

Gas central heating (new boiler installed) & BRAND NEW uPVC double glazed windows.

Externally the property has on road parking near by & WESTERLY FACING low maintenance rear yard.

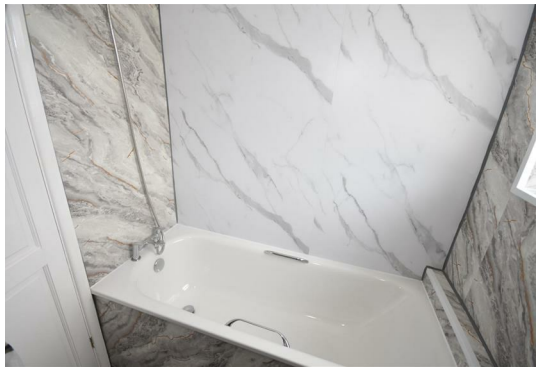
SUPERB FIRST TIME BUYER HOME READY TO MOVE INTO.

GREAT INVESTMENT OPPOORTUNITY - we believe this property would rent out at £700 - £725 per month - OVER 7% YIELD!

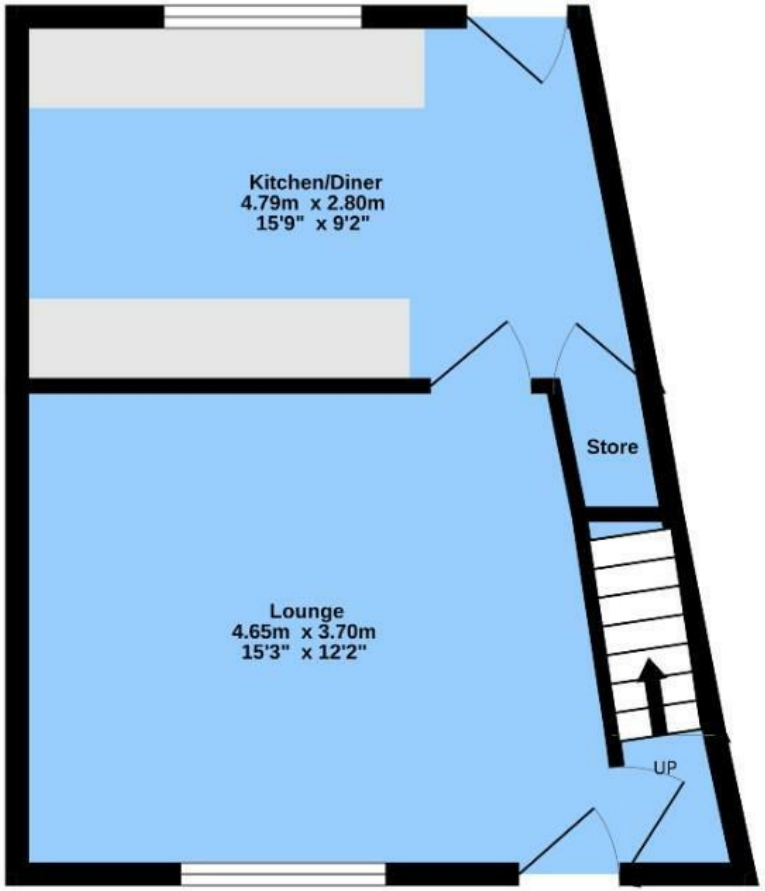
VIEWINGS AVAILABLE BY APPOINTMENT ONLY - CALL HUNTERS TO BOOK YOURS NOW!

LEASEHOLD - 800 years from 29 September 1893 (667 years remaining), a peppercorn payment of £1 per annum payable.

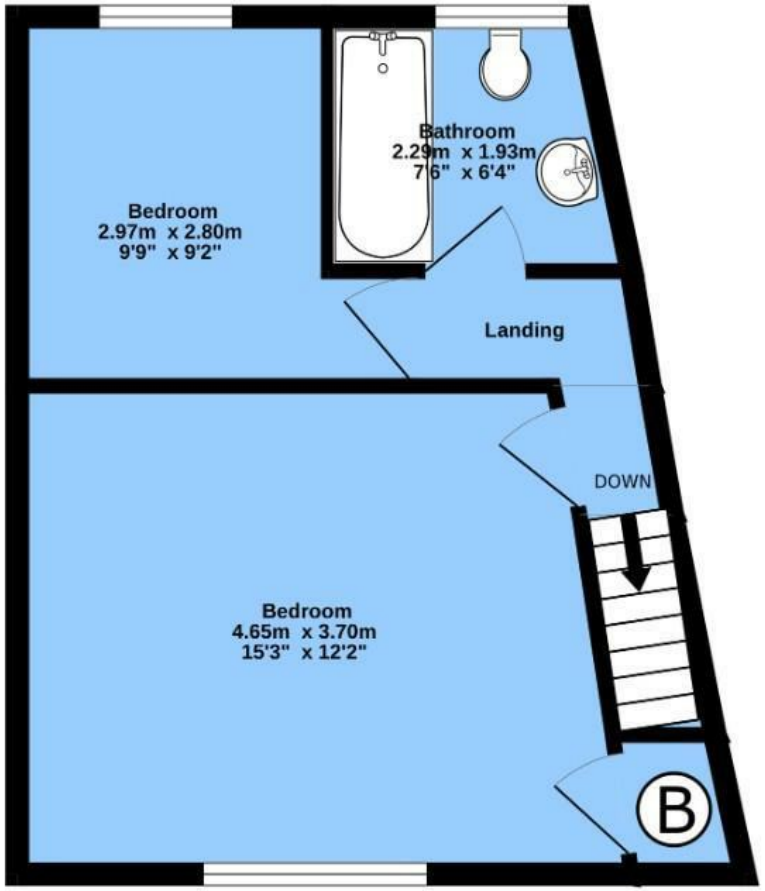
COUNCIL TAX BAND A



GROUND FLOOR
31.7 sq.m. (341 sq.ft.) approx.




1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.




TOTAL FLOOR AREA : 63.4 sq.m. (682 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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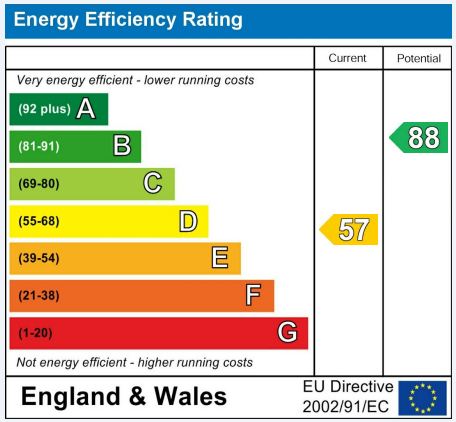
## ENERGY PERFORMANCE CERTIFICATE

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.

**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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The Property Ombudsman