



109a Deerlands Road, Wingerworth, Chesterfield, S42 6UZ

- NO CHAIN
- DETACHED HOUSE
- WESTERLY FACING REAR GARDEN
- TWO BEDROOMS
- DRIVEWAY PARKING
- SOUGHT AFTER LOCATION

Offers In The Region Of £210,000

HUNTERS®
HERE TO GET *you* THERE

**NO CHAIN - WESTERLY FACING REAR GARDEN -
SOUGHT AFTER LOCATION - DETACHED, TWO
BEDROOM HOUSE!**

Built in 2007, this blank canvas is ready to make your home! Would be suited to a first time or downsizers alike.

Well presented property, comprising: entrance hall, downstairs WC, lounge with feature fireplace & stairs rising to the first floor, kitchen / diner with dishwasher & fridge & having understairs storage & patio doors out onto the rear garden.

The first floor has two really good sized bedrooms (one with built in wardrobe space) & combined bathroom WC with shower over bath.

Outside there is driveway parking for two cars, enclosed rear garden which has lawn & patio areas.

SUPERB, SOUGHT AFTER location, a convenient walk to Hunloke Park Primary & Preschool, ideal for commuter links, M1 access J29, close to local amenities, pubs & country walks!

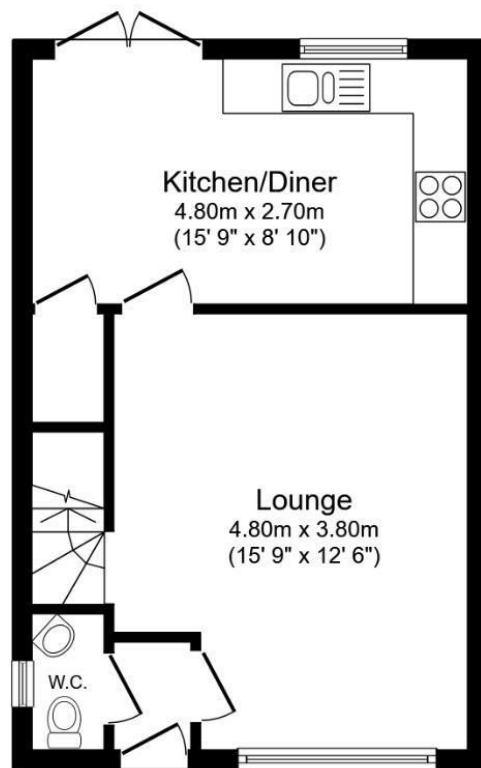
Gas central heating (combi boiler serviced regular) & uPVC double glazed.

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

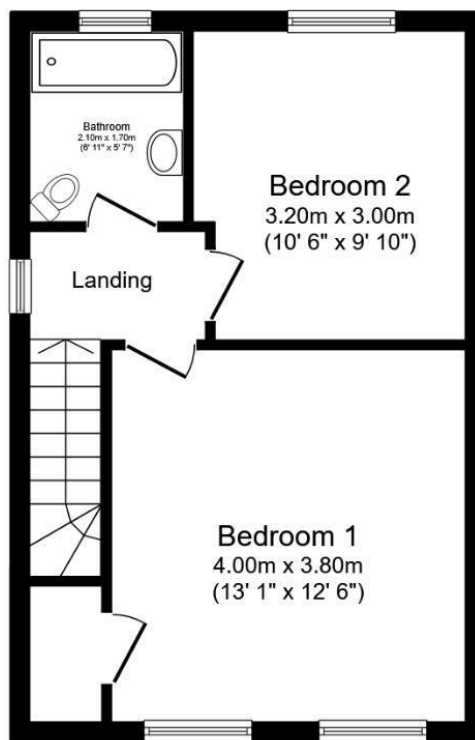
FREHOLD | COUNCIL TAX BAND B







Ground Floor
Floor area 36.5 sq.m. (393 sq.ft.)



First Floor
Floor area 36.5 sq.m. (393 sq.ft.)

Total floor area: 73.0 sq.m. (785 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

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		90
(81-91) B		
(69-80) C	76	
(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

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