

HUNTERS®

HERE TO GET *you* THERE

SOLED

subject to contract

90 Wingfield Road, New Tupton, Chesterfield, S42 6XY

- NO CHAIN
- SEMI DETACHED HOUSE
- GARDENS TO THREE SIDE
- THREE BEDROOM
- PUT YOUR OWN STAMP TO
- POPULAR VILLAGE LOCATION

Offers In The Region Of £160,000



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HERE TO GET *you* THERE

A FAMILY HOME READY TO PUT YOUR OWN STAMP TOO - OFFERED WITH NO CHAIN!!

THREE BEDROOM SEMI DETACHED HOUSE - village location - situated the South side of Chesterfield, New Tupton, has it's own local amenities, easy access to Clay Cross village, highly reputable secondary school, close to country walks, five pits trail & within easy reach of M1 J29.

BOOK YOUR VIEWING NOW - this BAY WINDOWED SEMI DETACHED comprises:- entrance hall, through lounge / diner, kitchen, rear utility porch & downstairs WC housing the combi boiler.

To the first floor are two double bedrooms, one single bedroom & combined bathroom WC.

Gas central heating (boiler installed 2023) & uPVC double glazed.

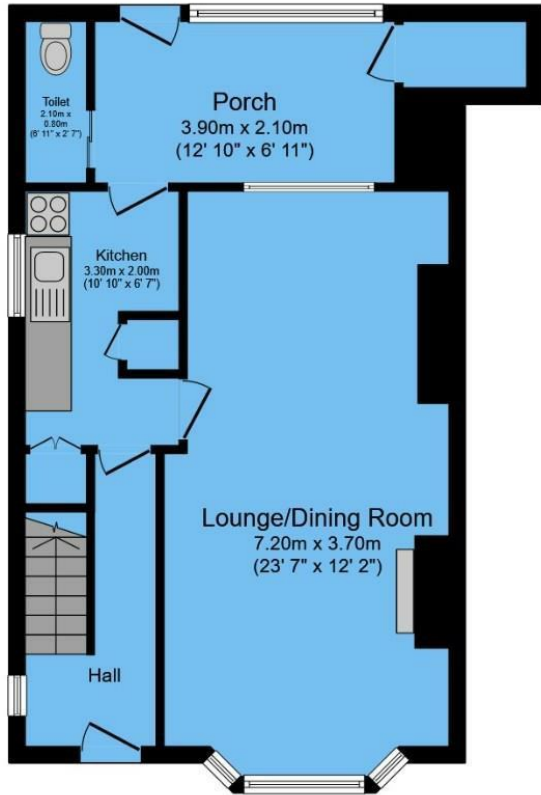
Outside sees driveway parking, front, side & rear garden - OFFERS POTENTIAL TO EXTEND - subject to planning permission.

FREEHOLD | COUNCIL TAX BAND B

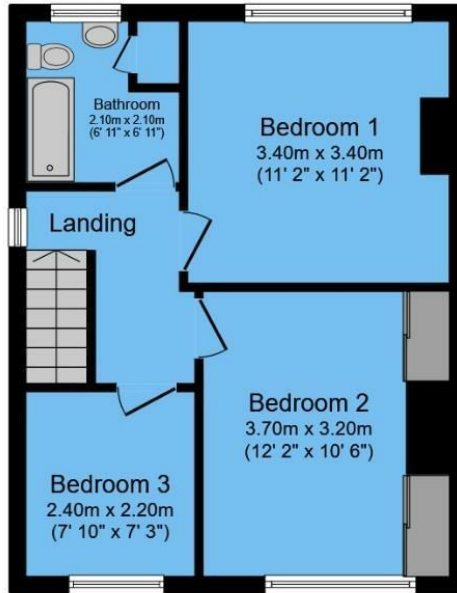
VIEWINGS AVAILABLE NOW - CALL HUNTERS TO VIEW NOW.







Ground Floor



First Floor

Total floor area 92.9 sq.m. (1,000 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(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>