

47 Tunstall Green, Walton, Chesterfield, S40 2DY

- NO UPWARD CHAIN
- BREAKFAST KITCHEN DINER
- TILED BATHROOM
- DRIVEWAY PARKING
- IDEAL FIRST HOME
- TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- CALL HUNTERS NOW

Offers Over £190,000

HUNTERS®
HERE TO GET *you* THERE

****REDUCED FOR A QUICK SALE TO OFFERS OVER
£190,000****

NO CHAIN – Ideal for First-Time Buyers or Landlords

Located in a highly sought-after estate in Walton, to the west of the town centre, this two-bedroom semi-detached home offers a fantastic opportunity to step onto the property ladder or expand your investment portfolio.

Set in a popular residential area, close to local amenities and with excellent access to the Peak District and Matlock, this well-presented property features a bright and welcoming lounge, and a breakfast kitchen/dining room on the ground floor – perfect for everyday living and entertaining.

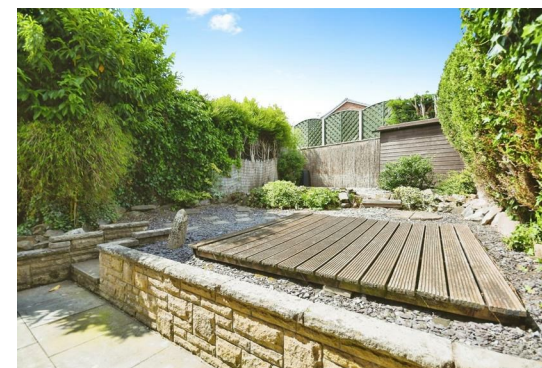
Upstairs, you'll find two well-proportioned bedrooms and a modern, fully tiled three-piece bathroom suite with an overhead shower.

The home benefits from gas central heating, uPVC double glazing.

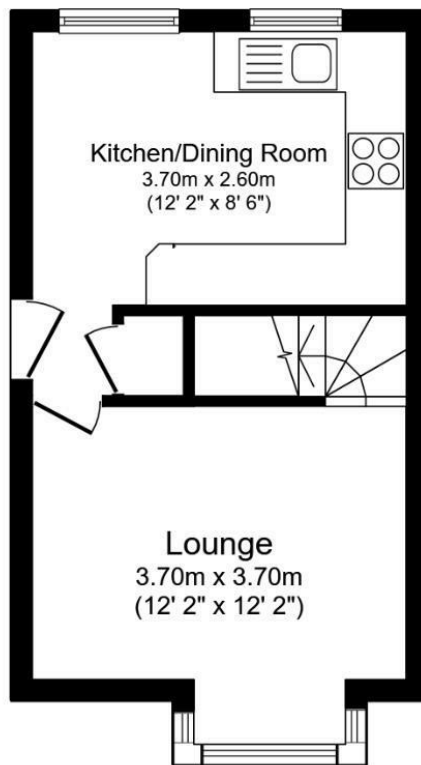
Low-maintenance rear garden – ideal for relaxing without the hassle. There is driveway parking to the front, adding to the property's appeal and convenience.

Whether you're a first-time buyer looking for a comfortable starter home or a landlord seeking a solid investment in a desirable location, this property ticks all the boxes. Call Hunters to view now!

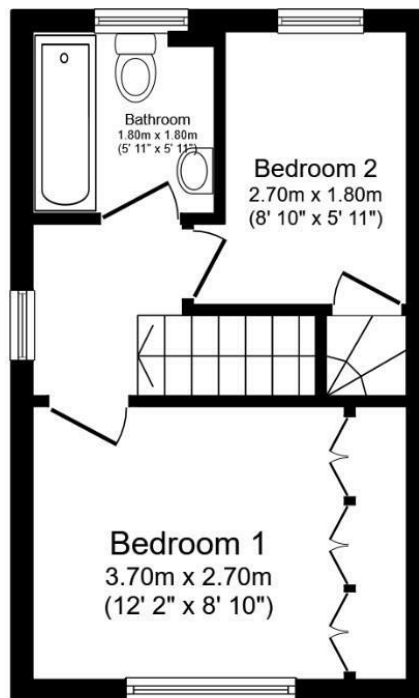
Freehold, Tax Band B, EPC Rating D.







Ground Floor
Floor area 24.6 sq.m. (265 sq.ft.)



First Floor
Floor area 23.7 sq.m. (255 sq.ft.)

Total floor area: 48.3 sq.m. (520 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		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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