



## 26 Ling Road, Walton, Chesterfield, S40 3HS

- Superb 3 bedroom semi detached
  - NO CHAIN
  - Modern Kitchen
  - Driveway & Garage
- Superb location with great amenities
- Very popular residential area on border of the Peak District
  - Entrance hall, Lounge/Diner & Conservatory
  - Modern Bathroom
  - Delightful gardens
- CALL HUNTERS TO VIEW

**Asking Price £250,000 - NO CHAIN**

**HUNTERS®**

HERE TO GET *you* THERE

A superb 3 bedroom semi-detached home, offered with NO CHAIN, suiting a wide range of buyers having a fantastic layout with plenty of living space alongside well-appointed bedrooms, newly fitted bathroom, a private rear garden with detached garage and ample parking space.

The property is accessed via a light & airy entrance hall that gives access to the spacious living & dining area with log burner that opens through to the conservatory with views over the garden.

A fantastic modern kitchen with granite worktops and integrated appliances which offers space for everything you need in a family home.

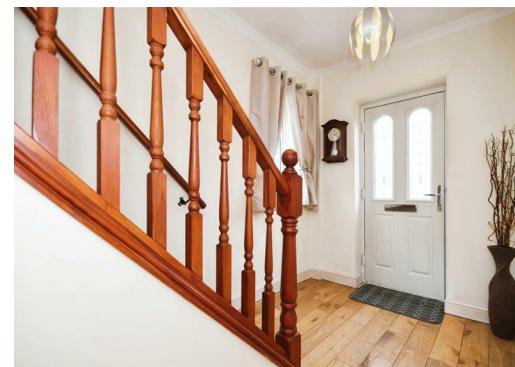
On the first floor are three bedrooms, all well-proportioned, one having fitted units. The modern newly fitted family bathroom in 2023 housing a 4-piece suite, again provides everything needed for a busy family life.

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

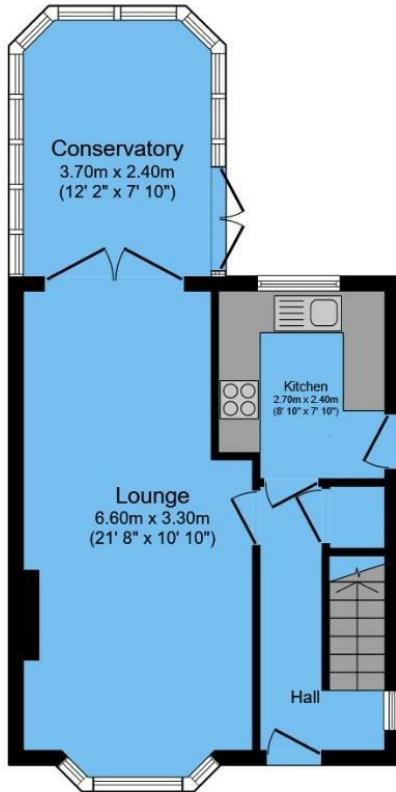
Externally the property offers off street parking for several vehicles & access to the detached brick built garage. Manicured gardens to the front & rear provide an idyllic space to relax, with pagoda, pond, greenhouse and shed.

Situated in a highly sought after location, with a number of local shops and amenities within easy reach. Walton is on the edge of The Peak District with many fabulous countryside walks and there are family-friendly parks nearby. Transport links are excellent, including essential bus and commuting routes. Highly regarded schools in the area for students of all ages.

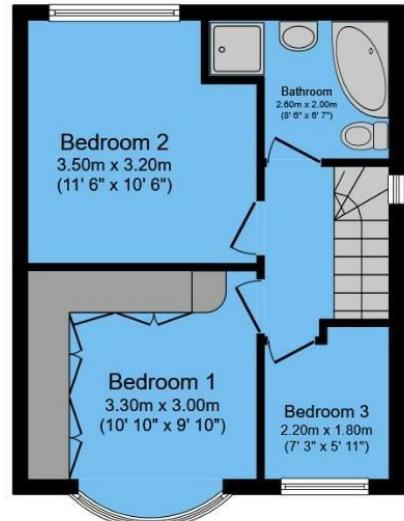
Freehold, Tax Band B, EPC Rating D.



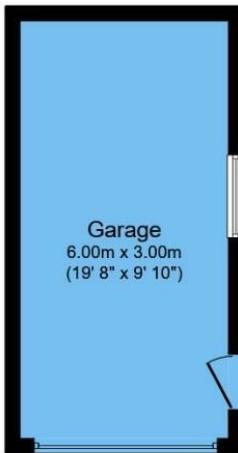




**Ground Floor**



**First Floor**



**Garage**

Total floor area 98.5 m<sup>2</sup> (1,061 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		83
(81-91) B		
(69-80) C		64
(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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