



## 52 Allendale Road, Wingerworth, Chesterfield, S42 6PX

- Extended four bedroom semi
- Gardens to front, side and rear
  - Three reception rooms
  - Two en-suites
- An excellent family home
- Open views
- Well presented throughout
- Spacious conservatory
- Driveway parking for three cars
- View now

**Guide Price £350,000 - £360,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*GUIDE PRICE £350,000 - £360,000\***

**A MODERN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE WITH OPEN VIEWS AND BACKING ONTO ALLENDALE PARK.**

**WALKING DISTANCE TO LOCAL AMENITIES & DEERPARK PRIMARY SCHOOL.**

**THE WELL PRESENTED ACCOMMODATION COMPRISES:- CANOPIED FRONT ENTRANCE DOOR LEADING TO ENTRANCE HALLWAY, DOWNSTAIRS WC, THREE RECEPTION ROOMS INCLUDING LOUNGE WITH FEATURE FIREPLACE, OPEN PLAN FITTED KITCHEN DINER & SPACIOUS CONSERVATORY.**

**TO THE FIRST FLOOR, FOUR BEDROOMS, TWO WITH EN SUITES & SEPARATE FAMILY BATHROOM  
DRIVEWAY FOR THREE CARS. GARDENS TO FRONT, SIDE & REAR.**

**GREAT LOCATION CLOSE TO LOCAL PUBS & COUNTRYSIDE WALKS.**

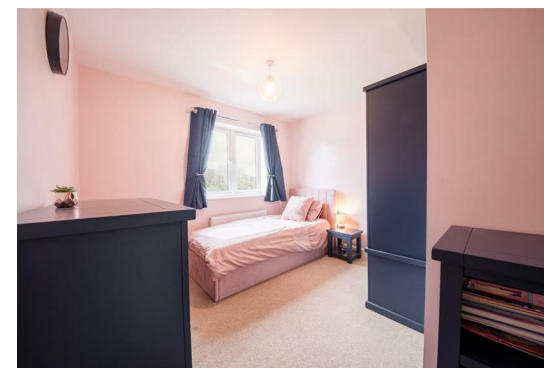
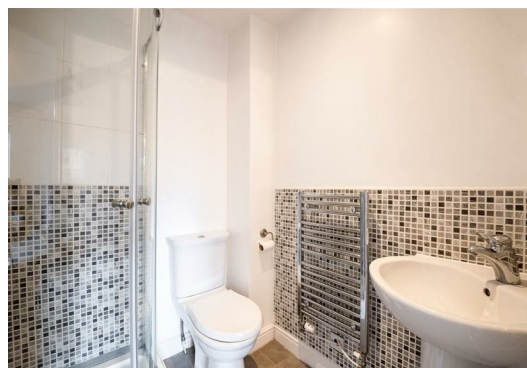
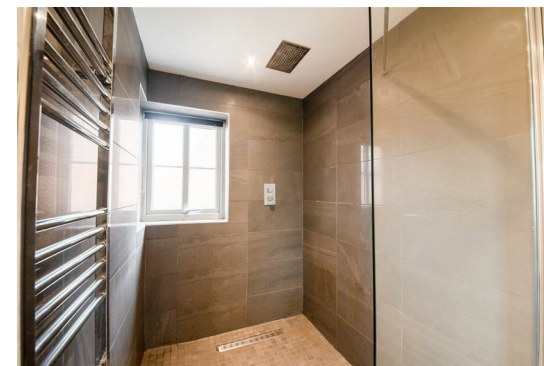
**GAS CENTRALLY HEATED AND & UPVC DOUBLE-GLAZED.**

**AN EXCELLENT FAMILY HOME - INTERNAL INSPECTION HIGHLY RECOMMENDED.**

**FREEHOLD.**

**We understand the council tax band is C under North East Derbyshire County Council.**

**BOOK YOUR VIEWING NOW THROUGH HUNTERS - PHONES ANSWERED 24/7!**

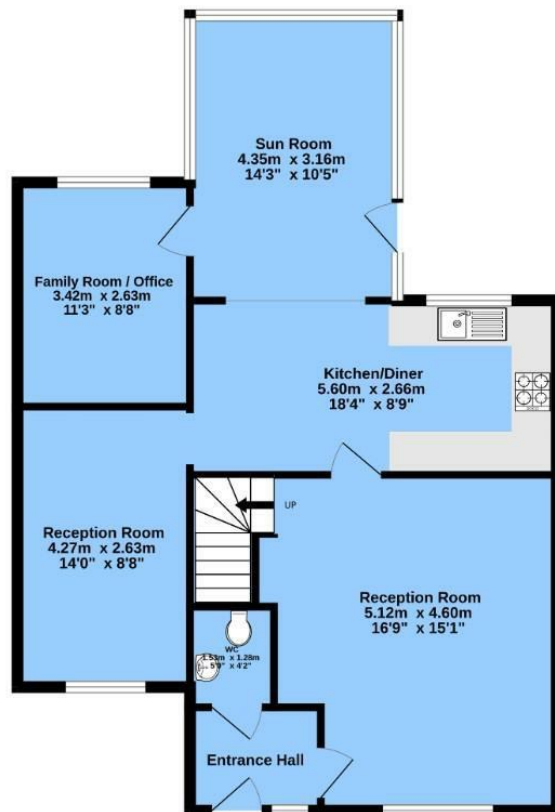




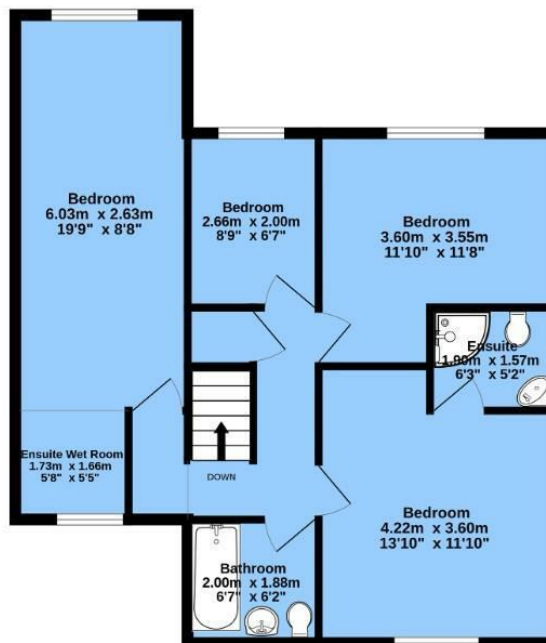




GROUND FLOOR  
77.5 sq.m. (834 sq.ft.) approx.



1ST FLOOR  
63.7 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA : 141.2 sq.m. (1520 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

75 83

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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