

HUNTERS[®]

HERE TO GET *you* THERE

SOLED

subject to contract



4 Blacks Lane, North Wingfield, Chesterfield, S42 5LW

- MODERN CONTEMPORARY HOME
- MODERN KITCHEN DINER
- FULLY TILED BATHROOM
- DRIVEWAY PARKING
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- EASY TO MAINTAIN GARDEN
- CALL HUNTERS NOW

Offers In The Region Of £140,000

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Located on the sought-after south side of Chesterfield in North Wingfield, this stylish two-bedroom terraced home with an occasional attic room offers modern living with excellent connectivity. Ideally positioned for easy access to the M1 (J29), Clay Cross, Chesterfield Town Centre, the Five Pits Trail, and a range of local amenities.

The ground floor features a spacious lounge that flows seamlessly into a sleek, modern kitchen-diner – perfect for both everyday living and entertaining. Upstairs, you'll find two generous double bedrooms and a fully tiled bathroom fitted with a contemporary three-piece suite and overhead shower.

An additional occasional attic room offers versatile space, ideal for storage.

Further benefits include gas central heating and uPVC double glazing throughout.

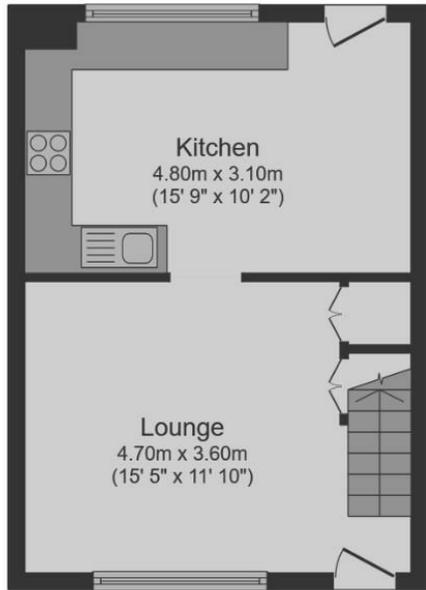
Outside, the low-maintenance rear garden provides a private space to relax, while driveway parking at the front adds everyday convenience.

This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-presented, move-in ready home in a convenient location. Call Hunters to view now!

Freehold, Tax Band A, EPC Rating D

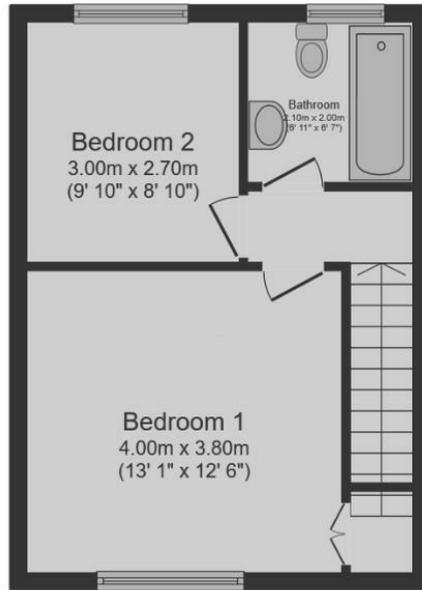






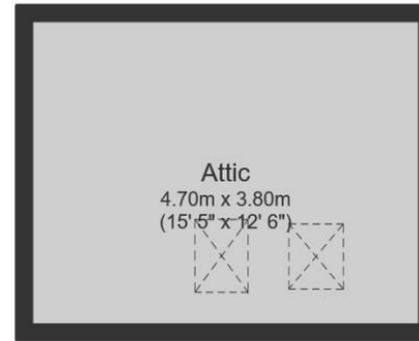
Ground Floor

Floor area 33.9 sq.m. (365 sq.ft.)



First Floor

Floor area 33.9 sq.m. (365 sq.ft.)



Attic

Floor area 18.6 sq.m. (200 sq.ft.)

Total floor area: 86.4 sq.m. (930 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			
(81-91) B			89
(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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