



170 North Wingfield Road, Grassmoor, Chesterfield, S42 5ED

- EXTENDED PROPERTY
- 3 BED SEMI DETACHED
- CATCHMENT AREA OF GOOD SCHOOLS
- TAX BAND B
- IN NEED OF MODERNISATION
- OFFERS GREAT POTENTIAL
- EPC C
- CALL HUNTERS NOW!

Offers In The Region Of £190,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to this EXTENDED 3 BED SEMI, situated the South side of Chesterfield, Grassmoor, within popular catchment area of good schools, South Chesterfield Golf Club, local village amenities & Chesterfield Town Centre, yet close to M1 access (Junction 29).

In need of modernisation, this property has great potential, perfect for first time buyers or young families.

When you enter this property, you will find the lounge, family/dining room with extended kitchen and a WC.

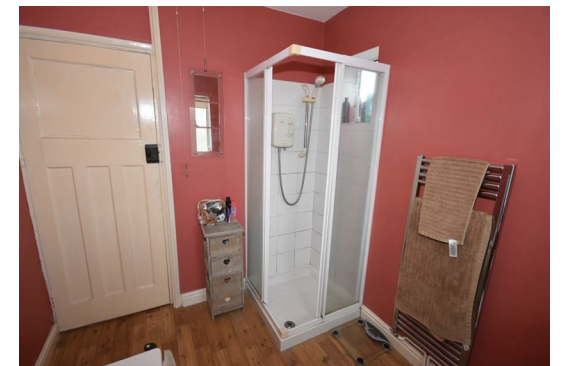
Upstairs there is a spacious main bedroom and a further double and single room. The bathroom includes a 3 piece suite and a shower.

Gas central heating and uPVC double glazed windows.

This property includes a great sized garden with patio to the rear and on the front there is a garage and parking, with plenty of off street parking too.

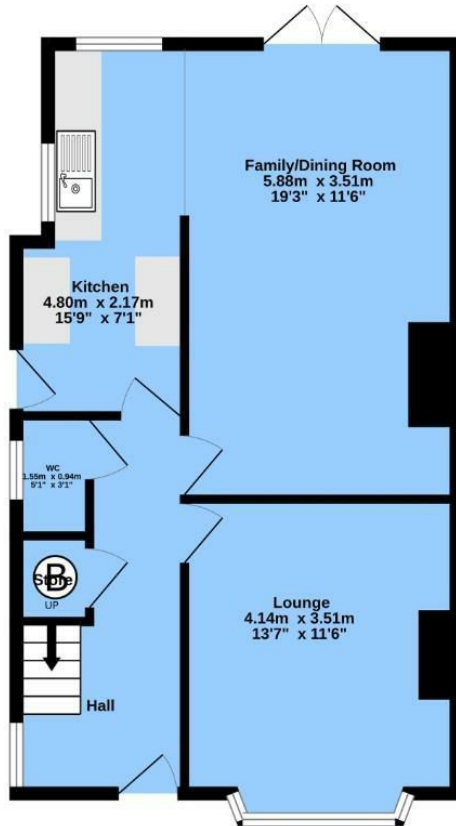
Call Hunters to arrange a booking now!

EPC C Tax Band B

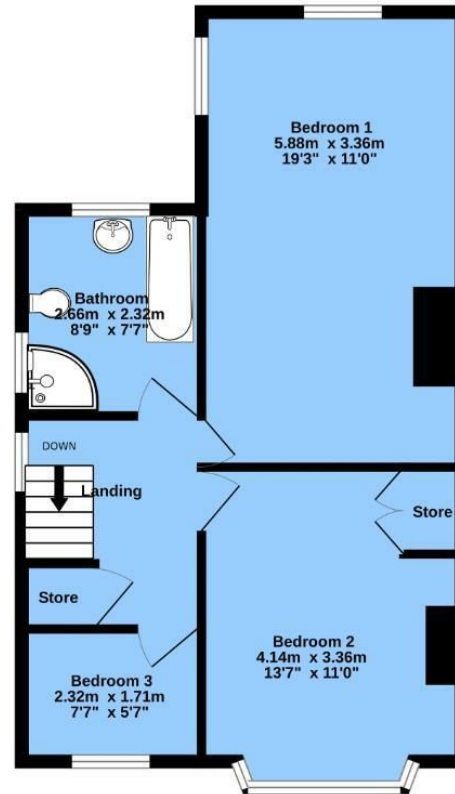




GROUND FLOOR
53.4 sq.m. (575 sq.ft.) approx.



1ST FLOOR
48.7 sq.m. (524 sq.ft.) approx.



TOTAL FLOOR AREA: 102.1 sq.m. (1099 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) A			84
(81-91) B			
(69-80) C		70	
(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

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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