



## 161 Lockoford Lane, Tapton, Chesterfield, S41 0TG

- SEMI DETACHED HOUSE
- IN NEED OF MODERINSATION
- EXTENDED KITCHEN
- DETACHED GARAGE
- 3 WELL PROPORTIONED BEDROOMS
- NO CHAIN
- NEW SOFFITS AND FACIAS
- CALL HUNTERS NOW

**Offers In The Region Of £200,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Make your own stamp on this fantastic, three bedroom semi detached house!

Located to all the great amenities close by in Tapton, this three bedroom semi detached property is available on the market without any upward chain.

Although in need of some cosmetic refurbishment, the property has been generally well looked after.

The extended accommodation comprises spacious entrance hall, lounge, separate dining room, rear reception, room, utility area, downstairs WC and an extended fitted kitchen.

To the first floor are 3 well proportioned bedrooms and the shower room which is currently adapted for disabled living.

Gas central heating, modern UPVC double glazed. New soffits & fascias fitted in 2023.

Externally, the property has a long drive, giving access to a brick built, detached garage, a low maintenance front garden and an enclosed rear garden with patio.

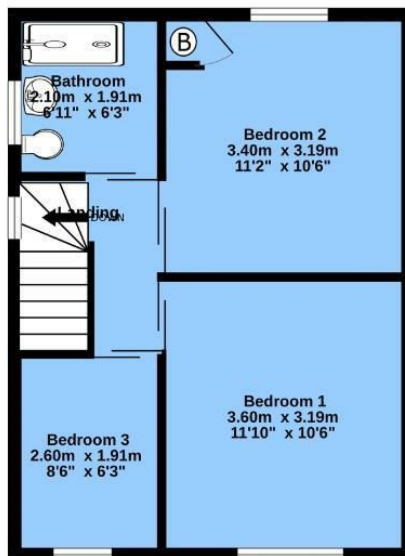
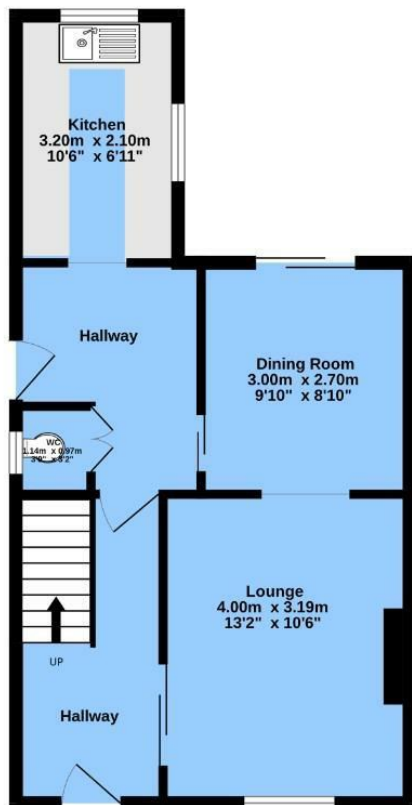
Call Hunters to arrange your viewing. Calls answered 24/7 .





GROUND FLOOR  
42.1 sq.m. (453 sq.ft.) approx.

1ST FLOOR  
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA: 77.8 sq.m. (838 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>		<b>83</b>
(69-80) <b>C</b>	<b>69</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	

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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