



16 Lydgate Drive, Wingerworth, Chesterfield, S42 6TF

- SEMI DETACHED HOUSE
- 2 DOUBLE BEDROOMS
- GARAGE/WORKSHOP
- TAX BAND B EPC D
- WELL PRESENTED
- GARDEN ROOM
- FRONT LAWN AND DRIVE
- CALL HUNTERS NOW!

Offers In Excess Of £225,000

HUNTERS[®]
HERE TO GET *you* THERE

Welcome to this WELL PRESENTED, 2 BEDROOM, SEMI DETACHED HOUSE situated in Wingerworth. A SUPERB, SOUGHT AFTER location, a convenient walk to Hunloke Park Primary & Preschool, ideal for commuter links, M1 access J29, close to local amenities, pubs & country walks!

Downstairs there is the lounge, open kitchen/diner and garden room.

Upstairs you will find 2 double sized bedrooms and a tiled bathroom with 3 piece suite.

Gas central heating (combi boiler) and uPVC double glazed windows.

To the rear, there is an easy to maintain lawn with patio area. There is also a garage (5.31 x 2.51) and shed/workshop (2.32 x 4.16) both with power and lighting.

The front of this property has a driveway for 2 cars and a front lawn.

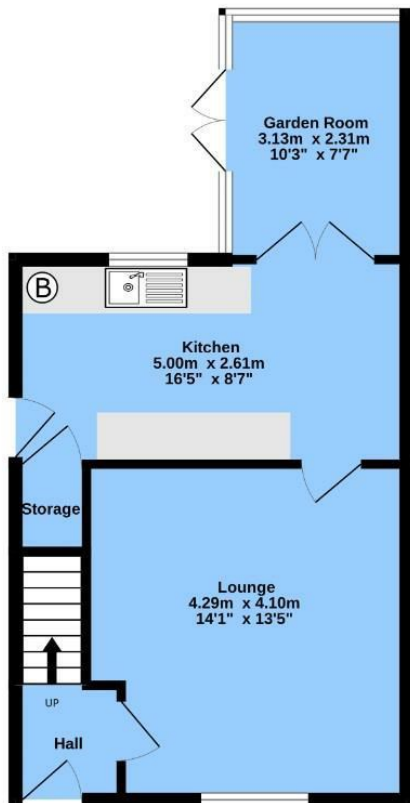
Don't miss out on making this property yours, call Hunters to arrange a booking now!

Tax band B, EPC D.

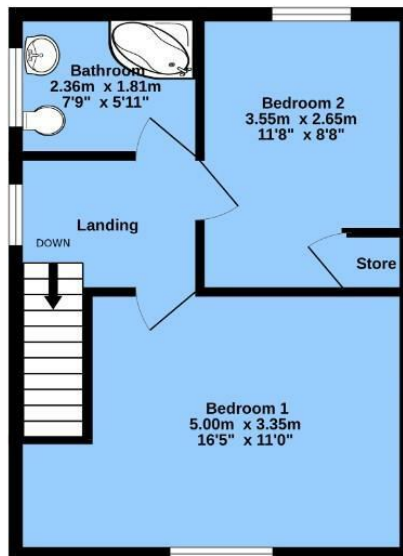




GROUND FLOOR
41.8 sq.m. (450 sq.ft.) approx.



1ST FLOOR
34.5 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 76.3 sq.m. (822 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			
(81-91) B			83
(69-80) C		67	
(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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