



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

- MUST SEE - 3 BED SEMI
- MODERN THROUGHOUT
- GARAGE / ANNEX / SALON WITH WC
- NO UPWARD CHAIN
- DRIVEWAY PARKING
- DELIGHTFUL GARDENS WITH BAR & HOT TUB

Guide Price £240,000

HUNTERS[®]
HERE TO GET *you* THERE

GUIDE PRICE OF £240,000 TO £250,000

VIEWING IS ESSENTIAL AT THIS SUPERBLY MODERNISED 3 BED SEMI DETACHED WITH GARAGE/ANNEXE SALON!

OFFERED WITH NO UPWARD CHAIN - call Hunters to view!

Located to the South side of Chesterfield, Grassmoor, within easy reach of schools, South Chesterfield Golf Club, local village amenities & Chesterfield Town Centre, yet close to M1 access J29 makes this a great family buy.

The accommodation has been fully modernised over recent years and comprises:-

Spacious entrance hallway, family sized lounge and a delightful open plan modern kitchen with central breakfast bar, integrated appliances, log burner and loads of storage. There is a conservatory off the kitchen that would make an ideal dining area too!

To the first floor are 3 bedrooms, with the 2 doubles having build in wardrobes.

The modern bathroom has a modern white suite and is fully tiled.

Gas central heating & uPVC double glazed.

To the front is lots of off street parking with driveway.

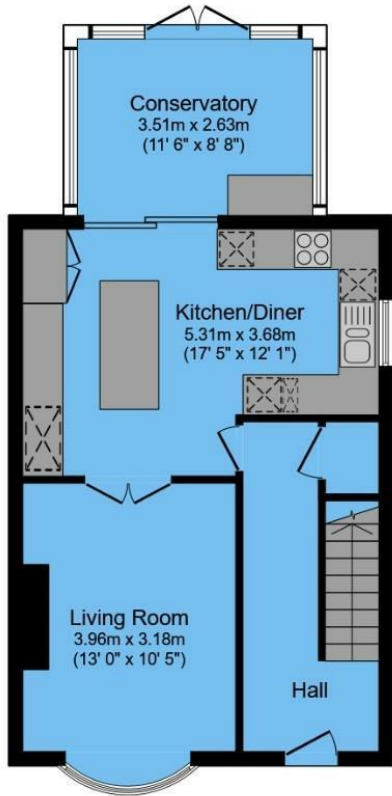
At the rear is a fantastic family sized garden with large patio and low maintenance artificial grass. There's a summerhouse/bar area with hot tub.

The garage has been recently built and has been used to run a salon with WC. This building can be converted back to a garage or would make an ideal home workspace.

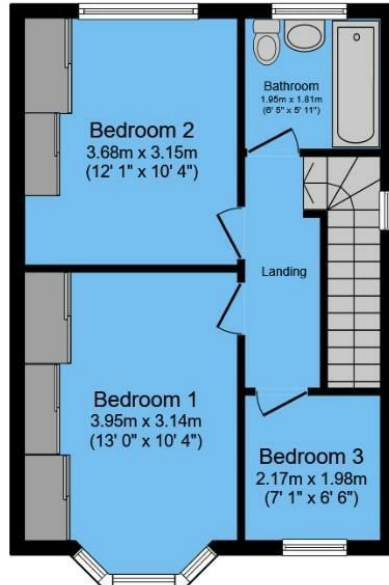
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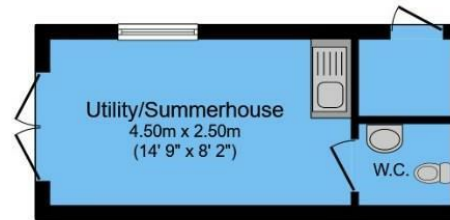




Ground Floor



First Floor



Outbuilding

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			79
(69-80) C			
(55-68) D		59	
(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

Total floor area 109.0 sq.m. (1,173 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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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