

SOLED

subject to contract



152 Langer Lane, Chesterfield, S40 2JJ

- DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY PARKING
- PRIVATE GARDEN
- POTENTIAL TO DEVELOP FURTHER
- SOUGHT AFTER AREA
 - GARAGE
 - VIEW NOW

Offers In The Region Of £325,000

HUNTERS[®]
HERE TO GET *you* THERE

GOOD SIZED FAMILY HOME WITH POTENTIAL TO DEVELOP FURTHER!

Bay windowed three bedroom detached house situated in a sought after residential area benefiting from block paved driveway parking, attached garage with utility & access down both sides of the house is the enclosed rear garden offering a good degree of privacy.

Having been re-vamped by the current owner with new flooring & decor throughout.

A delightful family home comprising:- entrance hall, downstairs WC, modern fitted kitchen, spacious through lounge diner, conservatory.

Three first floor bedrooms & family bathroom with corner bath & separate shower cubicle.

Gas centrally heated & uPVC double glazed, rewired 2017.

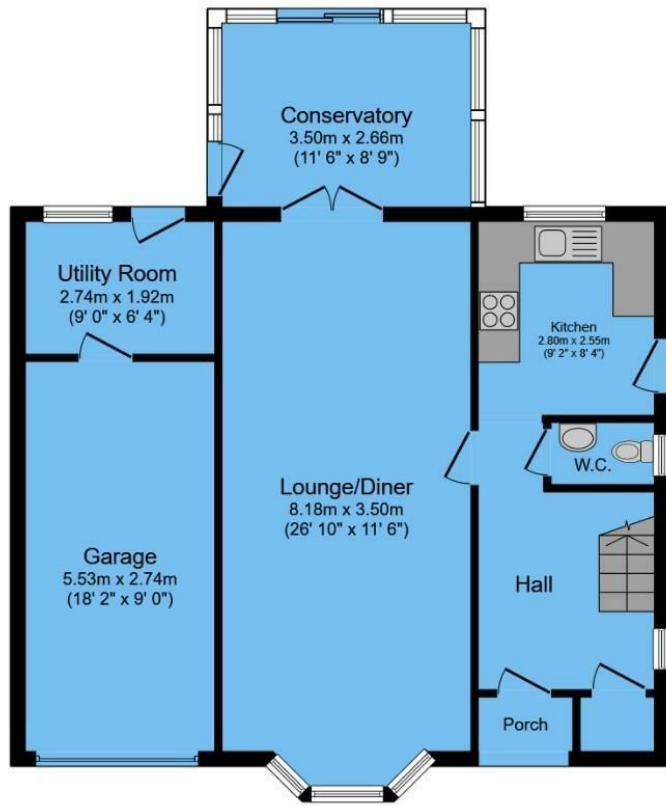
Close to countryside walks & handy for amenities in Wingerworth & Chesterfield town centre. Great for M1 access (J29).

CALL HUNTERS CHESTERFIELD TO VIEW - PHONES ANSWERED 24/7!

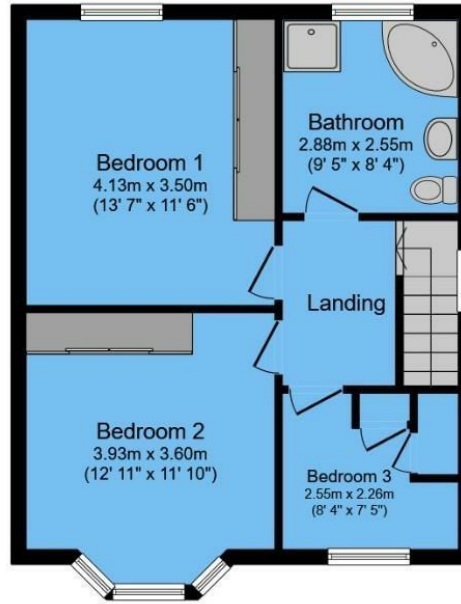
FREEHOLD - COUNCIL TAX BAND C







Ground Floor



First Floor

Total floor area 129.3 sq.m. (1,392 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.



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			
(69-80) C		74	83
(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

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