



20 Edinburgh Road, Wingerworth, Chesterfield, S42 6SQ

- TWO DOUBLE BEDROOMS
- FITTED KITCHEN DINER
- ENCLOSED REAR GARDEN
- TAX BAND C, EPC RATING D
- SPACIOUS LOUNGE
- MODERN SHOWER ROOM
- DRIVEWAY PARKING
- CALL HUNTERS NOW

Guide Price £270,000 - £290,000

HUNTERS®
HERE TO GET *you* THERE

****REDUCED TO A LOWER GUIDE PRICE OF
£270,000 - £280,000****

**Welcome to this TWO DOUBLE BEDROOM,
DETACHED BUNGALOW.**

**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!**

**This property comprises of a hallway, spacious
lounge, fitted kitchen diner, two double
bedrooms, and a modern three piece suite
shower room.**

**Gas central heating and uPVC double glazed
windows.**

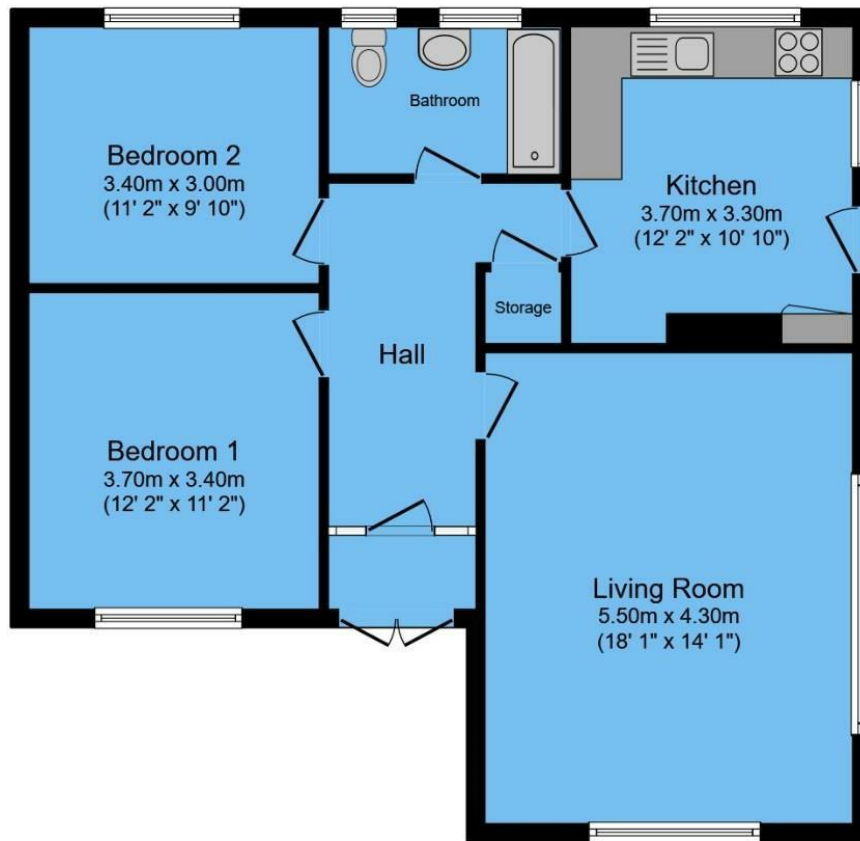
**Good sized, enclosed rear garden with patio
space. Driveway parking at the front for plenty
of vehicles.**

**Don't miss out on viewing this beautiful
bungalow, call Hunters to book your viewing
now!**

Freehold, Tax Band C, EPC Rating D.







Total floor area 76.2 m² (821 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		80
(69-80) C	64	
(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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY

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