



16 Swathwick Lane, Wingerworth, Chesterfield, S42 6QW

- DESIRABLE AREA
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DRIVEWAY PARKING
- GARAGE
- AMAZING COUNTRYSIDE VIEWS

Offers In The Region Of £400,000

HUNTERS[®]
HERE TO GET *you* THERE

Located in the most desirable area of Wingerworth on Swick Lane is this very spacious four bedroom detached property.

OFFERED WITH NO CHAIN

Boasting amazing countryside views to the front elevation the property & although slightly dated on the interior the property has been well up kept And following a scheme of refurbishment will make a fantastic family home!

Located close to quality schools, fantastic village amenities, active social groups and within easy commuting distance of Chesterfield, Clay Cross and M1 junctions. The Peak District is within a short drive.

The property comprises-

GROUND FLOOR - spacious entrance hall offering access to all the downstairs rooms. These rooms comprise of a large double aspect lounge with feature fireplace, separate dining room, fitted kitchen and utility area. There is also a downstairs WC.

FIRST FLOOR - The landing Offers lots of light and provides access to all the bedrooms and the family bathroom. The majority of the bedrooms are doubling size and have built-in wardrobe space.

Modern UPVC double glazing and a recently installed boiler and heating system.

Externally the property has lots to offer with delightful gardens to the front and the rear which both offer a good degree of privacy.

The block paved driveway and footpaths great access and parking up to the detached tandem length garage.

FREEHOLD - COUNCIL TAX BAND E

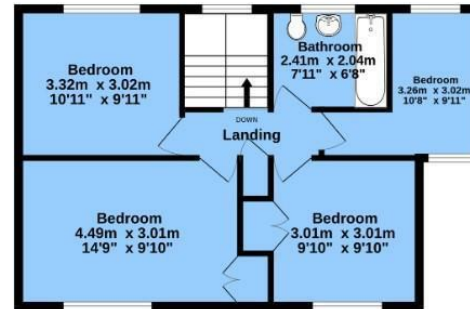
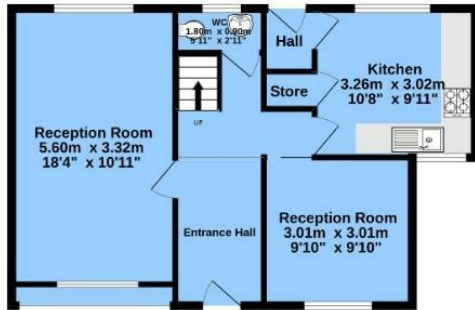
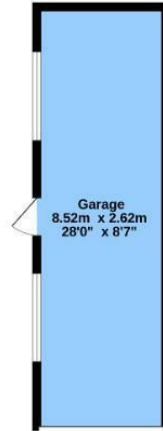
Viewings are by appointment only - call HUNTERS today!





GROUND FLOOR
75.2 sq.m. (809 sq.ft.) approx.

1ST FLOOR
52.9 sq.m. (569 sq.ft.) approx.



TOTAL FLOOR AREA: 128.1 sq.m. (1379 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		56	
(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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 540540 Email:
Chesterfield@hunters.com <https://www.hunters.com>