



66 Cherry Tree Grove, North Wingfield, Chesterfield, S42 5QT

- IN NEED OF REFURB
- POPULAR LOCATION
- 3 PIECE SUITE BATHROOM
- NO UPWARD CHAIN
- GREAT STARTER HOME
- 2 GOOD SIZED BEDROOMS
- WOODEN DOUBLE GLAZED
- CALL HUNTERS NOW

Offers In The Region Of £130,000

HUNTERS[®]
HERE TO GET *you* THERE

ATTENTION First Time Buyers - take a look at this 2 bed semi detached - in need of a light refurb & potential to increase valuation!

The property is located in a modern estate at the head of a cul de sac. The location of North Wingfield is a popular suburb with great bus connections, amenities & schools. Easy reach of Clay Cross, Chesterfield & M1 J29.

Offered with **NO CHAIN** - the property comprises:-

Entrance hall, lounge with box bay window, fitted kitchen and conservatory at the rear.

To the first floor are 2 bedrooms & the family bathroom.

Gas central heating, wooded double glazing.

Larger than average plot with driveway, garage & gardens.

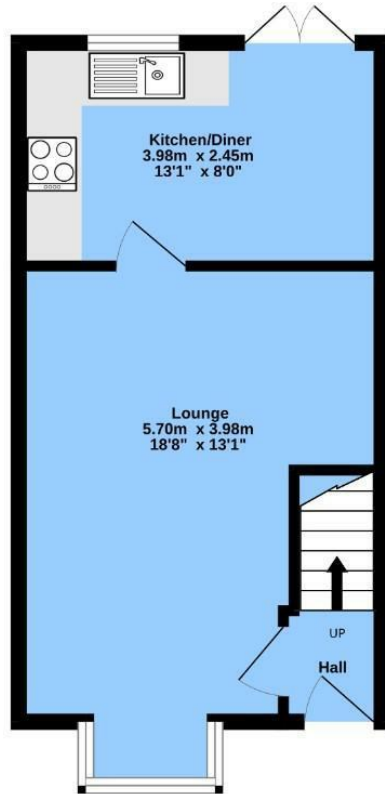
Call Hunters to view.

Freehold, Tax Band B

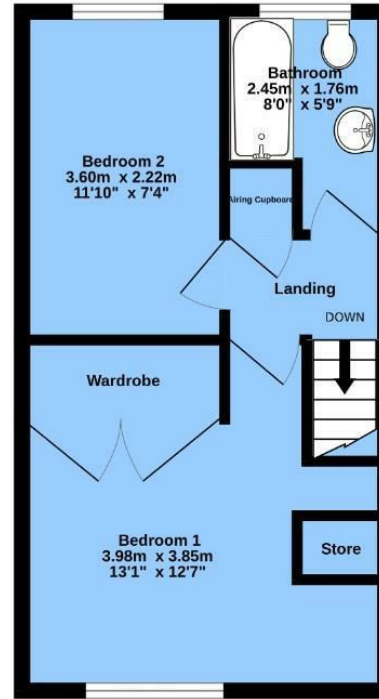




GROUND FLOOR
30.7 sq.m. (330 sq.ft.) approx.



1ST FLOOR
29.7 sq.m. (319 sq.ft.) approx.




TOTAL FLOOR AREA : 60.3 sq.m. (649 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 | | 86 |
| (81-91) B | | |
| (69-80) C | 63 | |
| (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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