



## 39 Ling Road, Walton, Chesterfield, S40 3HT

- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- GOOD SIZED REAR GARDEN
- DETACHED GARAGE
- FULL REFURBISHMENT REQUIRED
- TWO DOUBLE BEDROOMS
- LONG DRIVEWAY
- CALL HUNTERS NOW

**Offers In The Region Of £180,000**

**HUNTERS®**

HERE TO GET *you* THERE



# No Chain | Full Refurbishment Opportunity | 2-Bedroom Semi-Detached Bungalow, Walton

Situated in a highly sought-after estate to the West of the town centre, this two-bedroom semi-detached bungalow offers an exceptional opportunity for those looking to refurbish a property to their own taste.

Located in Walton—close to excellent local amenities and with easy access towards Matlock, the Peak District, and surrounding countryside.

The accommodation comprises a hallway, a spacious lounge, a kitchen, two double bedrooms, and a bathroom.

Boasting a good-sized rear garden ideal for landscaping. Externally, there is a long driveway providing ample off-road parking, leading to a detached garage.

Offering huge potential throughout, this bungalow is ready for a full refurbishment and represents a fantastic chance to create a beautiful home in a prime location.

Early viewing is highly recommended. Call Hunters now!

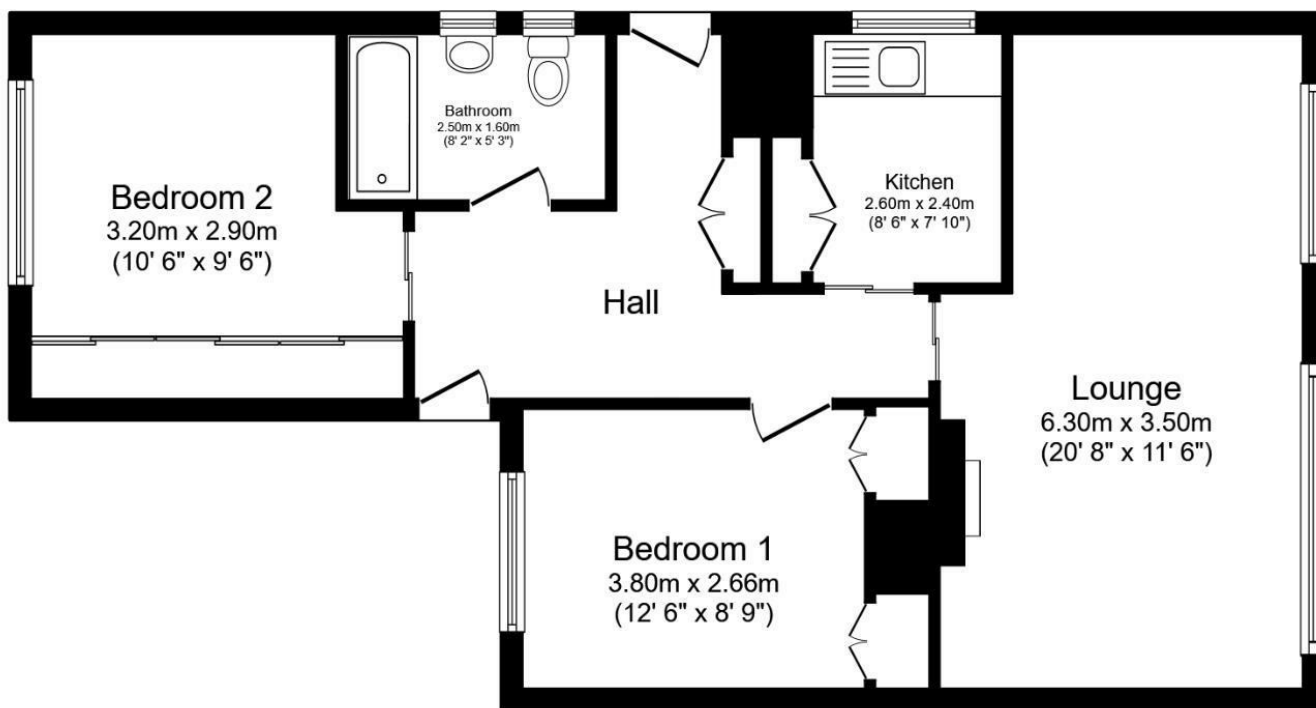
FREEHOLD | TAX BAND C | EPC RATING D











**Floor Plan**

Floor area 64.0 sq.m. (689 sq.ft.)

Total floor area: 64.0 sq.m. (689 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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