



## 32 Edinburgh Road, Wingerworth, Chesterfield, S42 6SQ

- NO CHAIN
- DETACHED BUNGALOW
- DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- ATTACHED GARAGE

**Offers In The Region Of £260,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## DETACHED BUNGALOW IN HIGHLY POPULAR LOCATION - OFFERED WITH NO CHAIN!

Situated in the popular village of Wingerworth, Edinburgh Road offers a convenient and family-friendly setting on the outskirts of Chesterfield. The area is well regarded for its excellent local amenities, nearby schools, scenic countryside walks and easy access to major commuter links including the M1. Combining a peaceful residential atmosphere with everyday convenience, Wingerworth remains a highly sought-after location for a wide range of buyers.

Very well looked after bungalow, the property comprises:- entrance porch, large entrance hall with storage cupboard, dual aspect front lounge, kitchen / diner with side door into the garage, combined bathroom / WC, front bedroom with fitted bedroom furniture, bedroom two / family room with conservatory off.

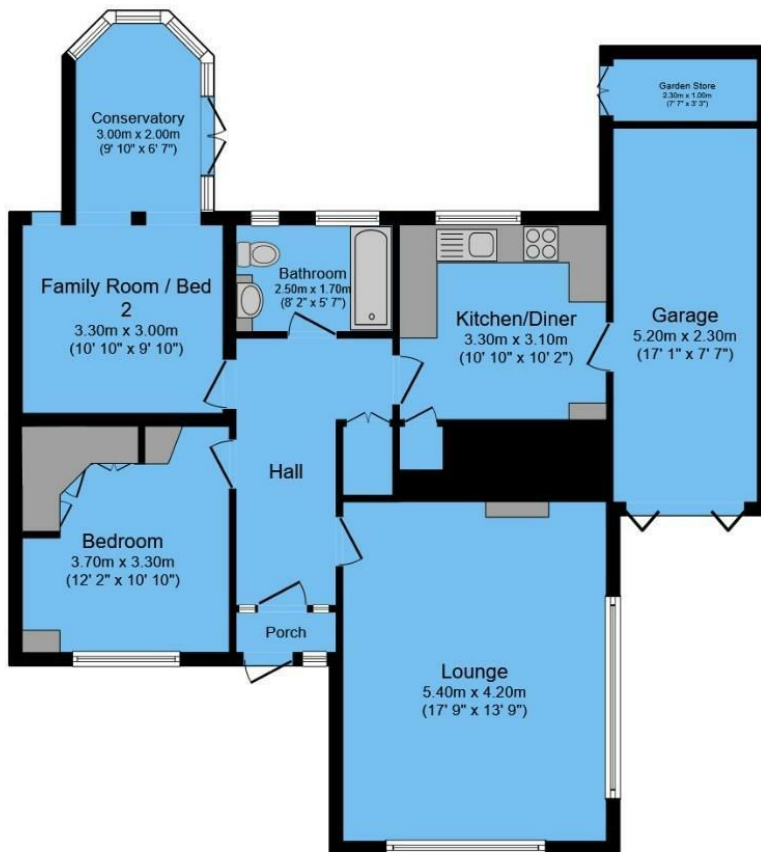
Externally the property has driveway parking, attached garage with utility & built garden store. A rear garden with raised patio, lawn, flower borders & garden shed.

**VIEWING IS A MUST - BY APPOINTMENT ONLY -  
CALL HUNTERS NOW TO BOOK YOURS!**

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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			
(69-80) C			75
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
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

Total floor area 96.2 sq.m. (1,036 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.



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