







39 Ling Road

Walton • Chesterfield • S40 3HT

Guide Price £250,000 to £260,000

Welcome to this fully renovated and modernised two-bedroom semi-detached bungalow, situated in the highly sought-after area of Walton. The property is conveniently positioned for a range of everyday essentials, with Chesterfield town centre within easy reach for a wider selection of shopping, leisure, and amenities. Somersall Park and Walton Dam are nearby, providing excellent opportunities for walking and enjoying the outdoors, while the Peak District is just a short drive away. Excellent transport links include Chesterfield train station, regular bus services, and convenient access to the M1. Offering stylish single-storey accommodation throughout, this property makes an ideal home for those looking to downsize or enjoy the convenience of ground floor living. The property is entered via a side entrance into a welcoming hallway, which benefits from useful storage. To the left is the living room, a spacious front-facing reception room providing an excellent setting for relaxing and everyday living. The living room flows through into the kitchen, which is arranged in an L-shaped layout and fitted with modern shaker-style units. The kitchen incorporates integrated appliances alongside space for additional freestanding appliances, creating a practical and contemporary space. Both bedrooms overlook the rear garden. The principal bedroom is positioned at the end of the hallway and is a generously sized double room, while bedroom two is located to the left of the hallway and is another well-proportioned room with store. To the right of the hallway is the beautifully modernised family bathroom. The room is part tiled and fitted with a contemporary four-piece suite comprising a separate shower cubicle, bath, wash basin, and WC. Externally, the property benefits from a good-sized enclosed rear garden. It begins with a pebbled area, with steps leading down onto a generous lawn, creating an attractive and manageable outdoor space. To the front of the property is a further pebbled area, alongside a long paved driveway providing ample off-road parking and leading down to a useful shed for additional storage.





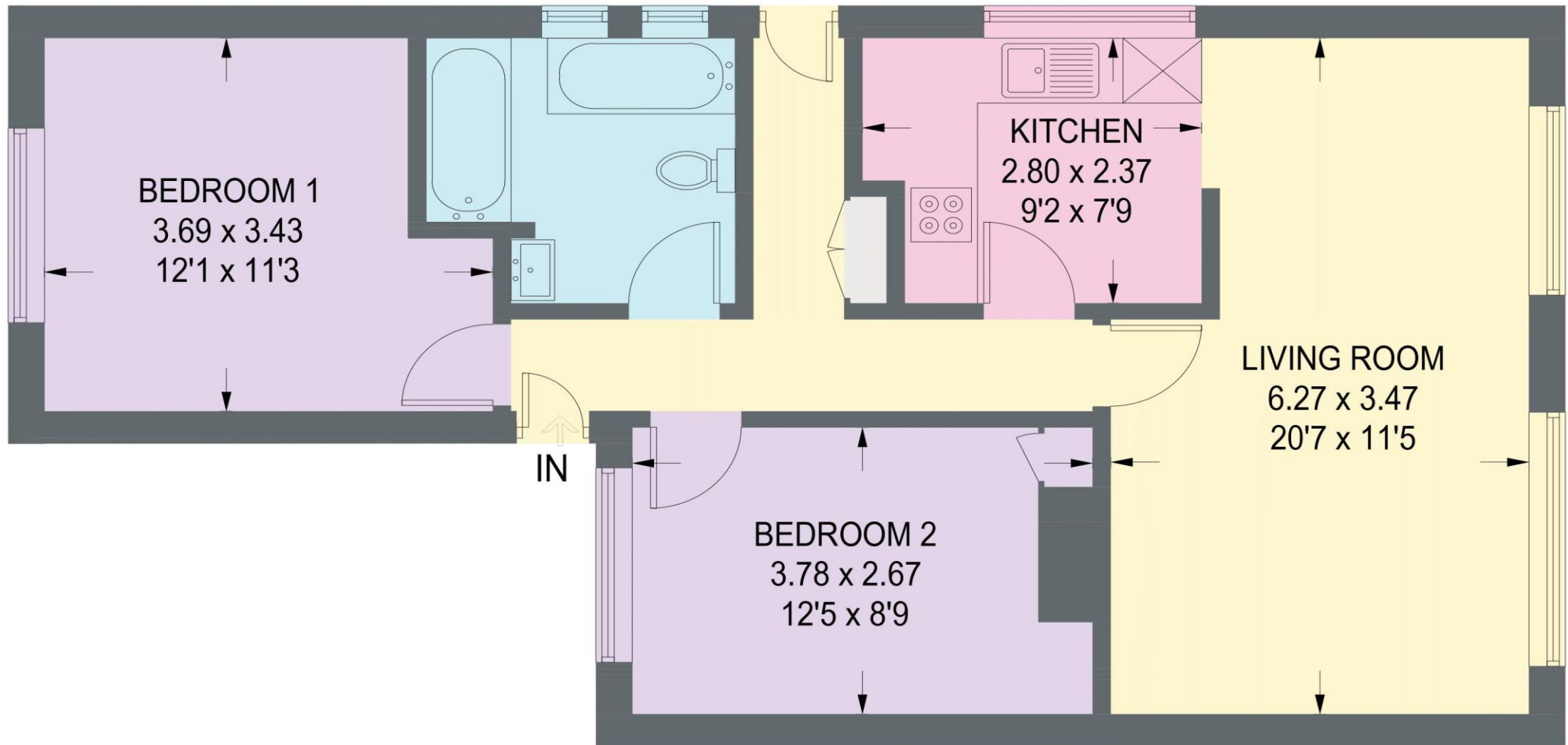
- Fully Renovated Two Bedroom Semi Detached Bungalow
- Sought After Location - Ideal for Downsizers
- Spacious Front Facing Living Room
- Modern Shaker Style Kitchen
- Two Well Proportioned Bedrooms
- Fully Modernised Four Piece Suite Bathroom
- Enclosed Rear Garden & Patio
- Long Driveway & Large Shed to Rear
- Ready to Move Into
- Council Tax Band C/EPC Rating D





39 LING ROAD

APPROXIMATE GROSS INTERNAL AREA = 62.6 SQM / 673.4 SQ ft



GROUND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1337774)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

