



72 Ling Road, Walton, Chesterfield

- AVAILABLE NOW!
- 3 Bedroom Semi
- Driveway Parking
- uPVC double glazed
- SORRY NO PETS OR SMOKERS
- HIGHLY SOUGHT AFTER LOCATION
- Spacious living areas
- Private Garage
- Gas central heating
- CALL HUNTERS NOW

£950 Per Month

HUNTERS®

HERE TO GET *you* THERE

AVAILABLE NOW!

**THIS WELL PRESENTED THREE BEDROOM SEMI
DETACHED HOUSE IN WALTON.**

Located in a popular estate to the West of the Town
centre - **HIGHLY SOUGHT AFTER LOCATION** close to
all the local amenities on Chatsworth Road & out
towards the Peak District / Matlock.

This beautiful home comprises:- entrance hall,
downstairs WC, large reception/dining room, **MODERN**
kitchen which has been extended to the back to
provide a second spacious living area.

On the first floor are two double bedrooms, one single
bedroom & combined family bathroom / WC.

Gas central heating & uPVC double glazed.

Outside sees ample driveway parking, private garage,
a well presented front garden & enclosed low
maintenance rear garden/patio.

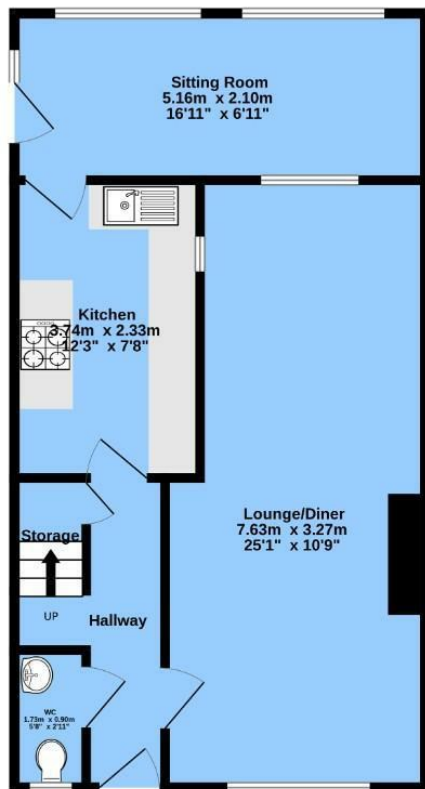
Working applicants preferred or guarantor essential -
SORRY NO PETS OR SMOKERS

**DONT MISS OUT - CALL HUNTERS NOW TO BOOK
YOUR VIEWING!**
Calls taken 24/7

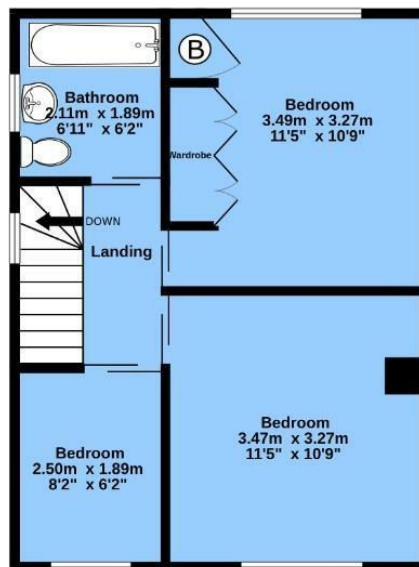




GROUND FLOOR
49.6 sq.m. (534 sq.ft.) approx.



1ST FLOOR
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA: 85.3 sq.m. (918 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		
(55-68) D	68	
(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 Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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