



20 Langhurst Road, Ashgate, Chesterfield, S40 4BD

- NO UPWARD CHAIN
- KITCHEN DINER
- THREE PIECE SUITE SHOWER ROOM
- ON STREET PARKING
- BAY WINDOWED LOUNGE
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- CALL HUNTERS NOW

Guide Price £180,000 - £190,000

HUNTERS®

HERE TO GET *you* THERE

****GUIDE PRICE £180,000 - £190,000****

Situated in the ever-popular area of Ashgate, this two double bedroom semi-detached house offers an excellent opportunity for buyers looking to place their own stamp on a property.

Ideally located close to Chesterfield Town Centre, local amenities, and within the catchment area for highly regarded Primary and Secondary schools, this home also benefits from easy access to the Peak District and is just moments from the vibrant Chatsworth Road, known for its independent shops, pubs and restaurants.

In need of cosmetic refurbishment, the property offers fantastic potential throughout. The accommodation includes a welcoming bay-fronted lounge and a separate kitchen diner to the rear. Upstairs, you will find two generously sized double bedrooms and a modern three-piece shower room.

Further features include gas central heating and a private rear garden, perfect for relaxing or entertaining. On-street parking is available to the front.

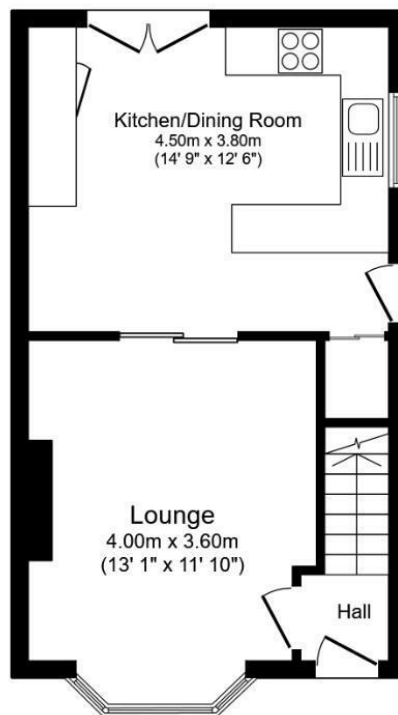
Offered with no upward chain, this appealing property is perfect for first-time buyers, investors, or anyone seeking a home in one of Chesterfield's most desirable residential locations.

Call Hunters to view now!

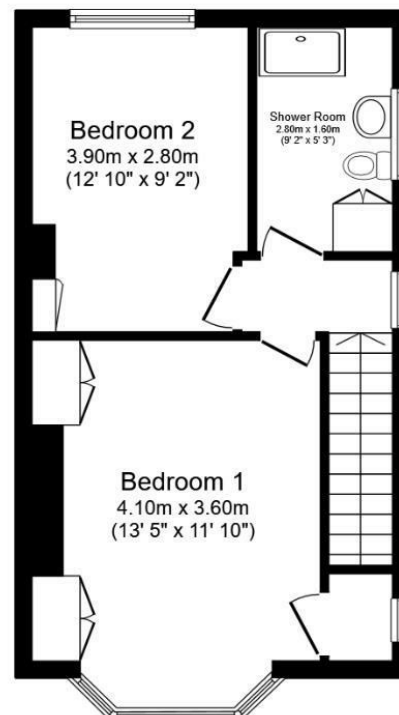
FREEHOLD | TAX BAND A | EPC RATING D







Ground Floor
Floor area 36.5 sq.m. (393 sq.ft.)



First Floor
Floor area 36.8 sq.m. (396 sq.ft.)

Total floor area: 73.3 sq.m. (789 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



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		82
(69-80) C		
(55-68) D	67	
(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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