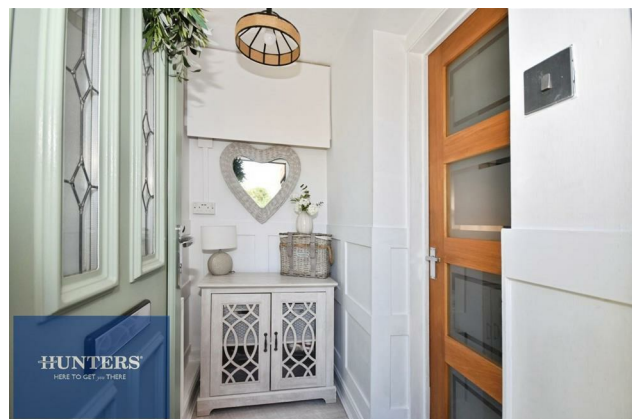


HUNTERS®

HERE TO GET *you* THERE

1 Langdale Close, Linacre Woods, Chesterfield, S40 4XQ

Guide Price £240,000



HUNTERS®

HERE TO GET *you* THERE

Property Images



Property Images



GUIDE PRICE OF £240,000 TO £250,000

TWO/THREE BEDROOM SEMI DETACHED PROPERTY - CUL DE SAC LOCATION - IDEAL FIRST TIME BUYER HOME OR FAMILY HOME!

Sought after area, great for walks, local amenities & ideal for access to Chesterfield, Sheffield, M1 J29. With Holmebrook Valley Park just a few minutes walk away & being handy for popular local schools.

The ground floor welcomes you with an inviting entrance porch, leading into a spacious and beautifully presented lounge, perfect for relaxing or entertaining. To the rear, the stylish kitchen/diner with new induction hob, wine fridge & space for American sized fridge freezer and double doors to the stunning garden.

The first floor comprises two well-proportioned bedrooms, having previously been configured as a three-bedroom property and offering the potential to be easily converted back if desired. Completing the accommodation is a well-appointed family bathroom fitted with a shower.

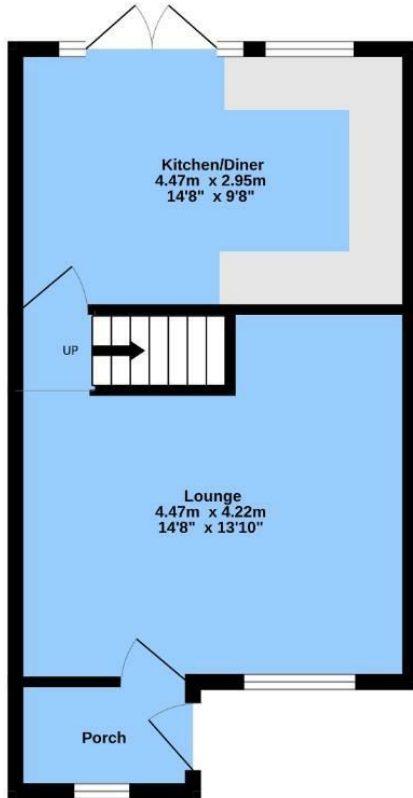
Externally, the property benefits from a generous driveway to the front, providing ample off-road parking, alongside a neatly maintained lawned garden. To the rear, the property enjoys a beautifully landscaped, westerly-facing garden, offering an ideal space for outdoor relaxation and entertaining.

There is also excellent POTENTIAL TO EXTEND the property, subject to the necessary planning permissions.

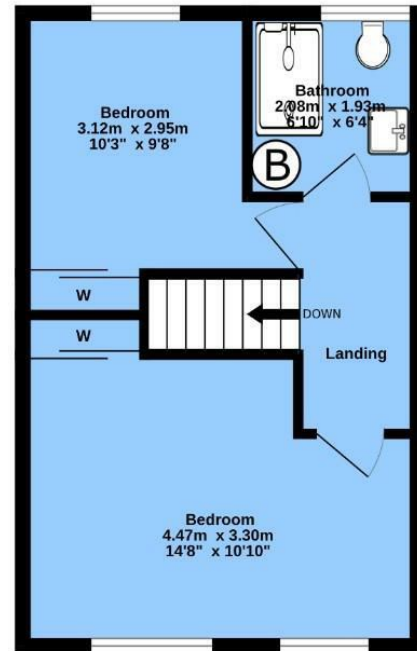
GCH, combi - UPVC DG

FREEHOLD - COUNCIL TAX BAND B

GROUND FLOOR
34.6 sq.m. (372 sq.ft.) approx.



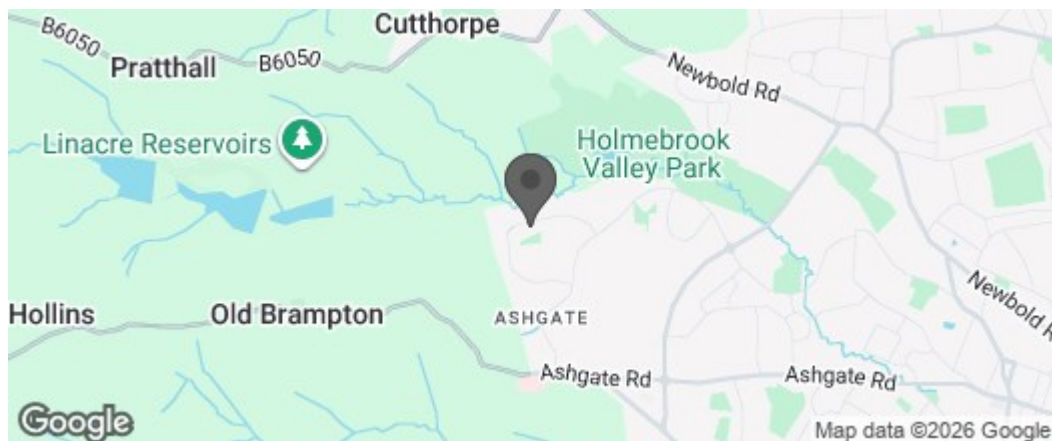
1ST FLOOR
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA : 66.6 sq.m. (717 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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