

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

# SOLED

subject to contract



**33 Ling Road, Walton, Chesterfield, S40 3HT**

- FULLY MODERNISED - READY TO MOVE INTO
  - TWO GOOD SIZED BEDROOMS
  - GARDEN ROOM
- DRIVEWAY AND DETACHED GARAGE
- SPACIOUS LOUNGE DINER
- THREE PIECE SUITE BATHROOM
- EASY TO MAINTAIN GARDEN
- CALL HUNTERS NOW

**Guide Price £240,000**

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**\*\* NEW LOWER GUIDE PRICE £240,000 TO £250,000 \*\***

## Fully Modernised Two Bedroom Semi-Detached Bungalow – Walton

Situated in a highly sought-after area of Walton, this fully modernised two bedroom semi-detached bungalow is set on a popular residential estate to the west of Chesterfield town centre. The location offers excellent access to local amenities, with easy routes out towards the Peak District and Matlock.

Beautifully presented throughout and ready to move straight into, the property comprises a welcoming entrance hallway, a bright and spacious lounge diner, a modern kitchen, two good-sized bedrooms, and a stylish three-piece suite bathroom.

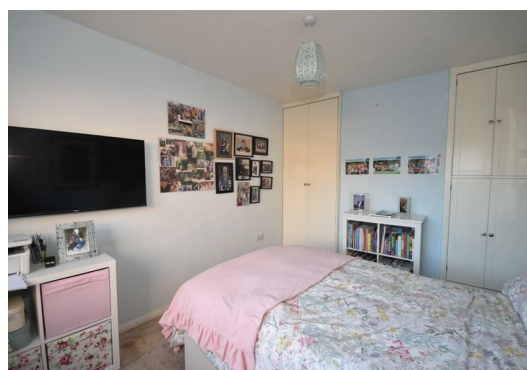
The home benefits from gas central heating and uPVC double glazed windows throughout.

Outside, there is an easy-to-maintain rear garden with a patio seating area, ideal for relaxing or entertaining. To the rear stands a detached garage with a garden room attached, opening directly onto the garden—perfect as a hobby space or home office. A driveway and car port provide ample off-road parking for multiple vehicles.

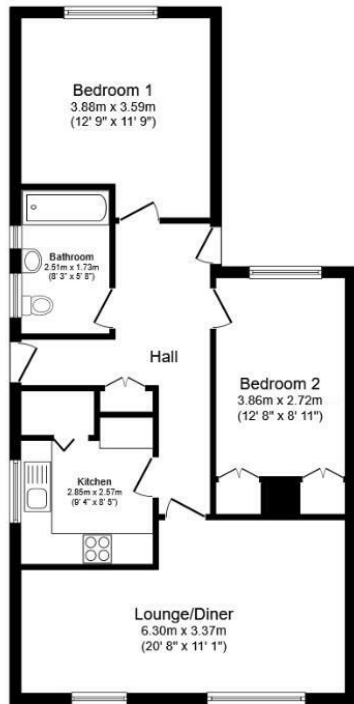
This lovely bungalow offers modern living in a prime location and is sure to appeal to those looking to downsize or enjoy single-level accommodation in one of Chesterfield's most desirable areas.

Viewing highly recommended. Call Hunters now!

FREEHOLD | TAX BAND C | EPC RATING D

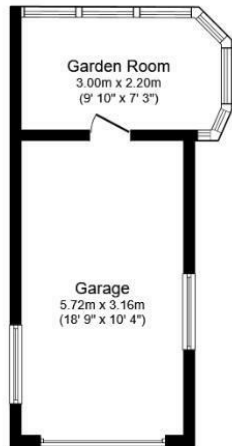






**Floor Plan**

Floor area 69.3 sq.m. (746 sq.ft.)



**Outbuilding**

Floor area 27.0 sq.m. (291 sq.ft.)

Total floor area: 96.3 sq.m. (1,037 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](http://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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

## 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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