



49 Ling Road

Walton, Chesterfield, S40 3HT

Guide Price £230,000



## 49 Ling Road

Walton, Chesterfield, S40 3HT

£230,000 - £240,000 (Guide price)  
Situating in the sought after Chesterfield suburb of Walton, close to local amenities, countryside and just a short walk from the vibrant Chatsworth Road, where you will find a selection of boutique stores, coffee shops and independent restaurants, is this stylish, spacious and practically extended 3 bedroom semi detached family home.

Offering 979 sqft (including converted garage) of accommodation over 2 storeys, the property features a modern kitchen, a social open plan living and dining space leading off the kitchen, a separate formal lounge, 3 good sized bedrooms, a modern shower room and a converted garage currently being used as a utility space and home office.

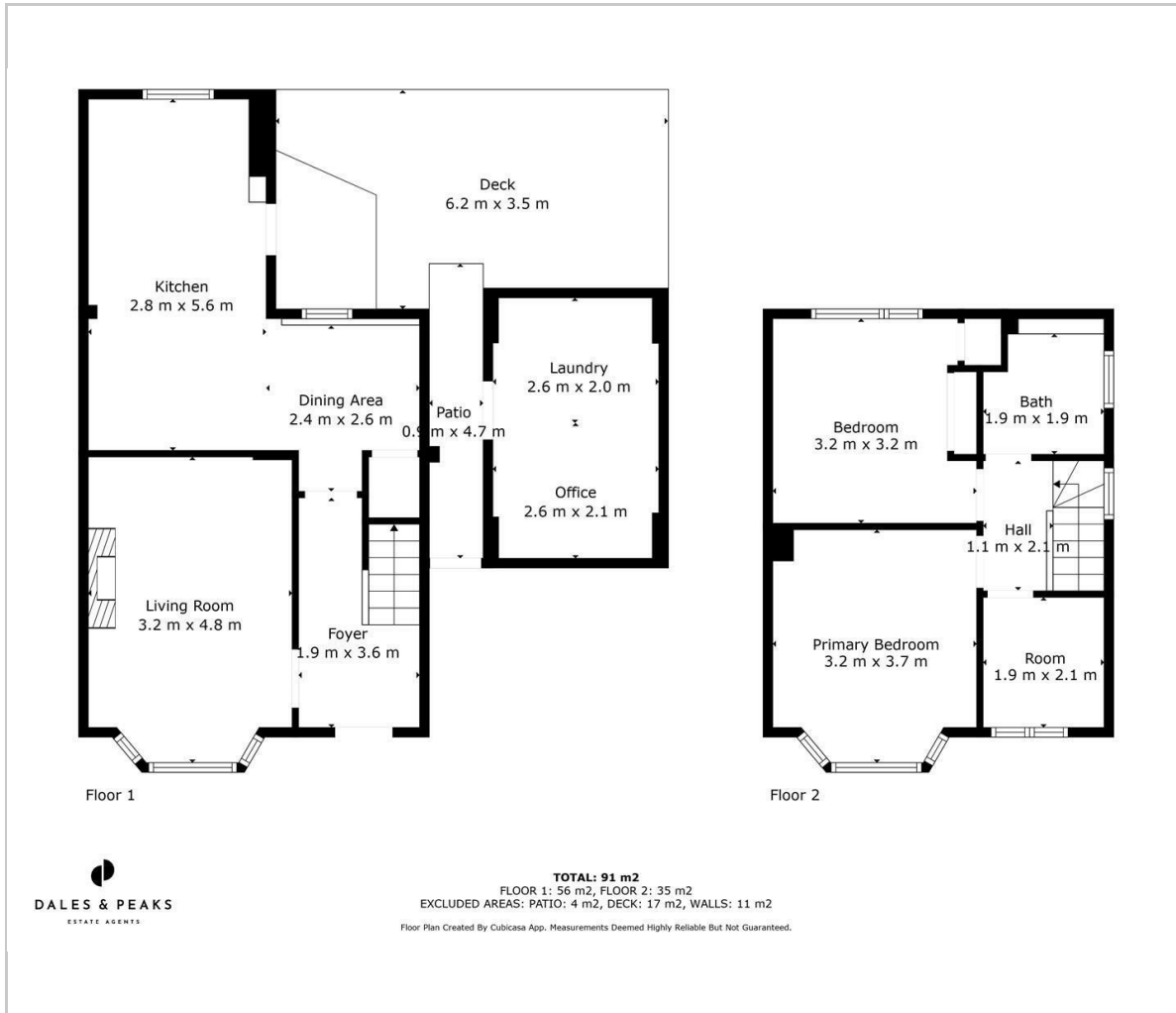
Externally, to the front of the home is large driveway providing off road parking for multiple vehicles, and to the rear is a low maintenance garden with decked terrace and lawn area.

**Dales & Peaks ForwardMove  
please read**





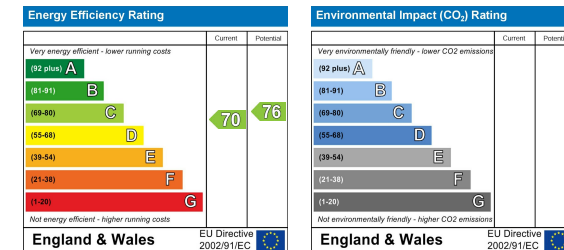
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP  
 T: 01246 567540

E: info@dalesandpeaks.co.uk  
 www.dalesandpeaks.co.uk