



Hardwick Street  
Tibshelf

£525 Per Calendar Month



**PINEWOOD**  
PROPERTIES

Est. 2004



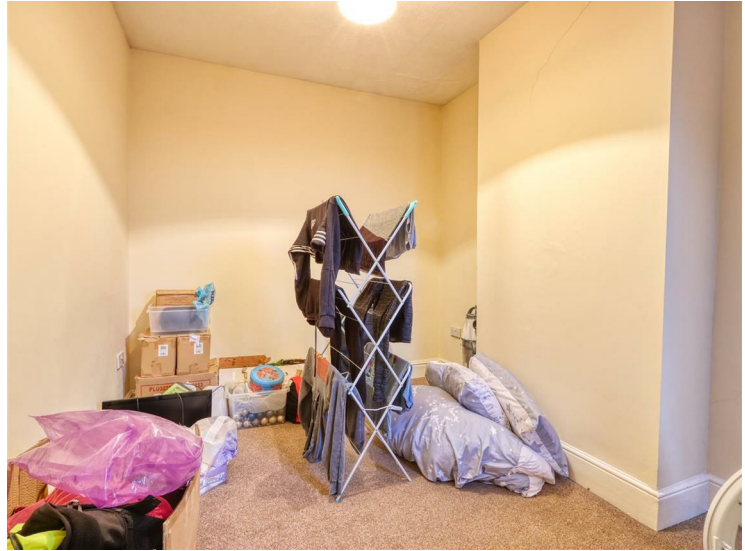
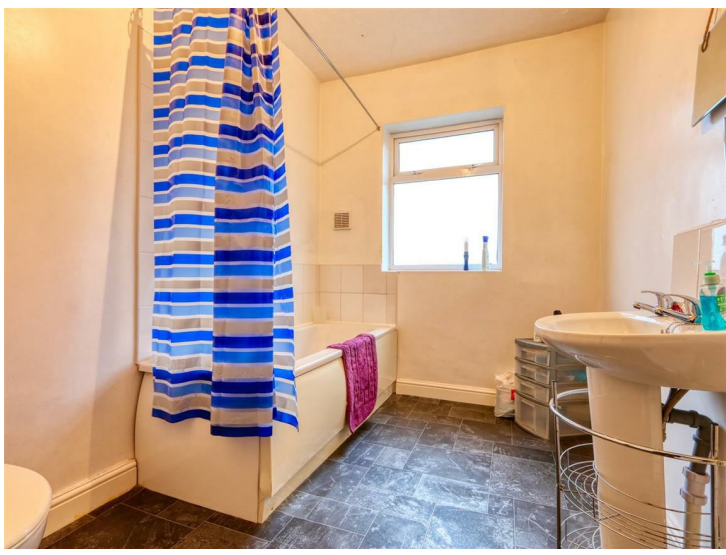
**\*\*APPLICATION END DATE FRIDAY 19TH NOVEMBER\*\***

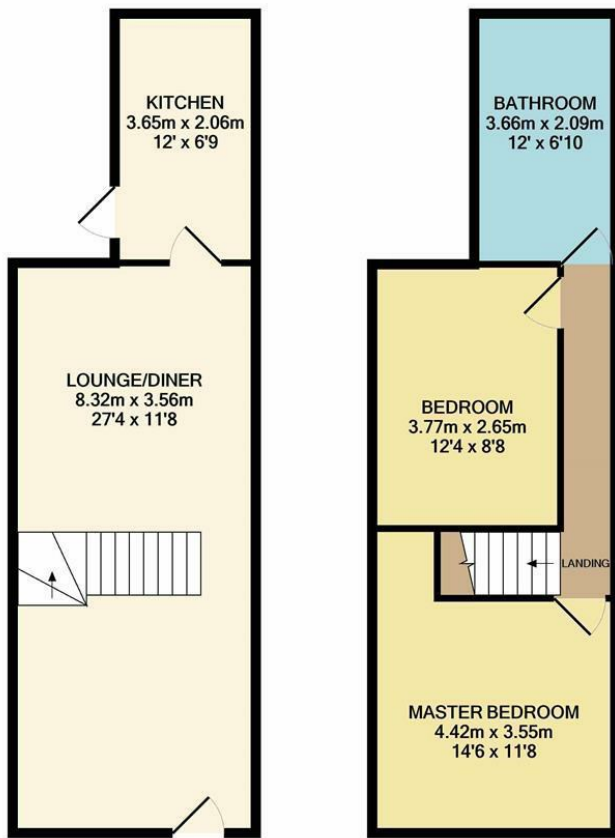
**\*\*WELL PRESENTED WITH OFF ROAD PARKING TO REAR\*\*GREAT FOR ACCESS TO M1\*\*This TWO DOUBLE bed mid terraced property is located in the semi rural village of Tibshelf. Close to local amenities and ideal for access to Clay Cross, Chesterfield and M1 Motorway access. Benefiting from off road parking to the rear. This property downstairs features neutral decor throughout, a large open plan lounge/dining room and a modern fitted kitchen. To the first floor is a large modern bathroom with white suite and shower over bath and two double bedrooms. To the rear is an easily maintainable south facing courtyard area with off road parking. uPVC Double Glazing and Gas Central Heating. SMALL PETS NEGOTIABLE, 1 CAT NEGOTIABLE SORRY NO DOGS PREFERRED AND PART TIME/FULL TIME WORKING/RETIRED APPLICANTS PREFERRED**

**\*\*VIRTUAL VIDEO TOUR AVAILABLE\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR MORE INFORMATION\*\***

- Two Double Bedrooms
- Open Plan Lounge Diner
- Modern White bathroom suite with shower over bath
- South Facing Easily Maintained Rear Courtyard
- Great for access to M1
- Close to the Local Amenities
- Large Modern Kitchen
- Off Road Parking to Rear
- Neutral Decor and Carpets
- Cul de Sac in a Semi Rural Village Lo





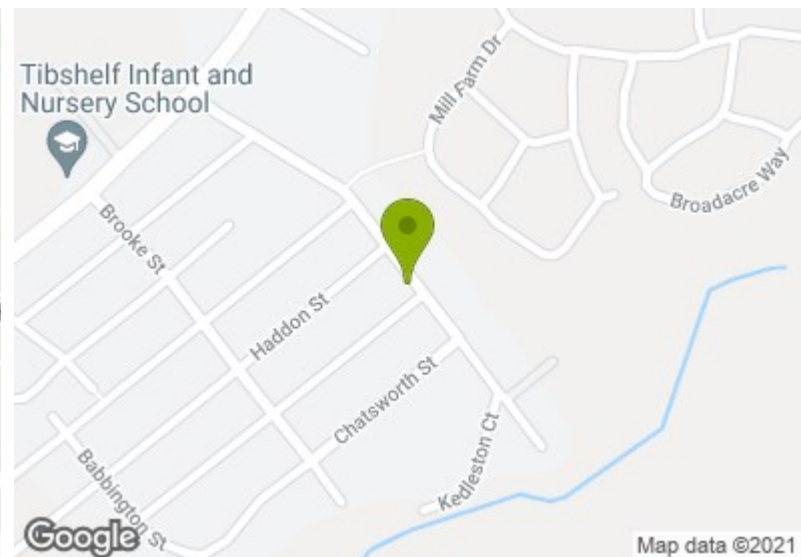
GROUND FLOOR  
APPROX. FLOOR  
AREA 37.1 SQ.M.  
(399 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 37.0 SQ.M.  
(399 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.1 SQ.M. (798 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 79        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 48                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 75        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 41                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



**DISCLAIMER**

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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