

**Chesterfield Avenue, New Whittington, Chesterfield, Derbyshire S43 2DD**

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**£750 Per Month**

**PINEWOOD**



# Chesterfield Avenue New Whittington Chesterfield Derbyshire S43 2DD



## £750 Per Month

**2 bedrooms**  
**1 bathrooms**  
**2 receptions**

- TWO DOUBLE BEDROOMS - ONE WITH BUILT IN STORAGE CUPBOARD
- TWO RECEPTION ROOMS - NEW WHITE DECOR TO THE LOUNGE AND THE DINING ROOM
- SOUTH FACING AND FULLY ENCLOSED GARDEN WITH LAWN, PATIO AND SHED
  - NEW KITCHEN UPGRADED RECENTLY - COOKER INCLUDED - SPACE/PLUMBING WASHING MACHINE
  - GROUND FLOOR STYLISH SHOWER ROOM
  - ON STREET PARKING TO THE FRONT OF THE PROPERTY
  - FRONT AND REAR PORCHES
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
  - ON A QUIET CUL DE SAC LOCATION
- SHORT WALK TO ALL THE VILLAGE AMENITIES/SCHOOLS ETC - CLOSE TO THE CANAL FOR WALKS



## Charming Two DOUBLE Bedroom Home in a Quiet Cul-de-Sac Location

Tucked away in a peaceful cul-de-sac, this delightful home offers a tranquil setting while remaining within easy reach of local amenities. The nearby canal walks provide the perfect backdrop for leisurely strolls and enjoying the outdoors.

The accommodation briefly comprises an entrance porch leading into a welcoming lounge with wall mounted electric fire with a feature bay window to the front. Useful under-stairs storage connects to a separate dining room, which provides access to both the staircase and the upgraded kitchen with cooker and space/plumbing washing machine. There is also a useful rear porch and a convenient ground-floor stylish shower room.

Upstairs, the property offers two well-proportioned double bedrooms, one with built in storage cupboard.

Externally, the home enjoys a small forecourt set behind a low wall, with side access leading to a fully enclosed rear garden and shared courtyard. The garden features a lawned area, mature shrubs, shed and a pleasant patio seating space — ideal for relaxing or entertaining outdoors. to the front on street parking is available

New Kitchen, new white décor in the lounge and the dining room

\*VIDEO TOUR - take a look around\*

If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your info

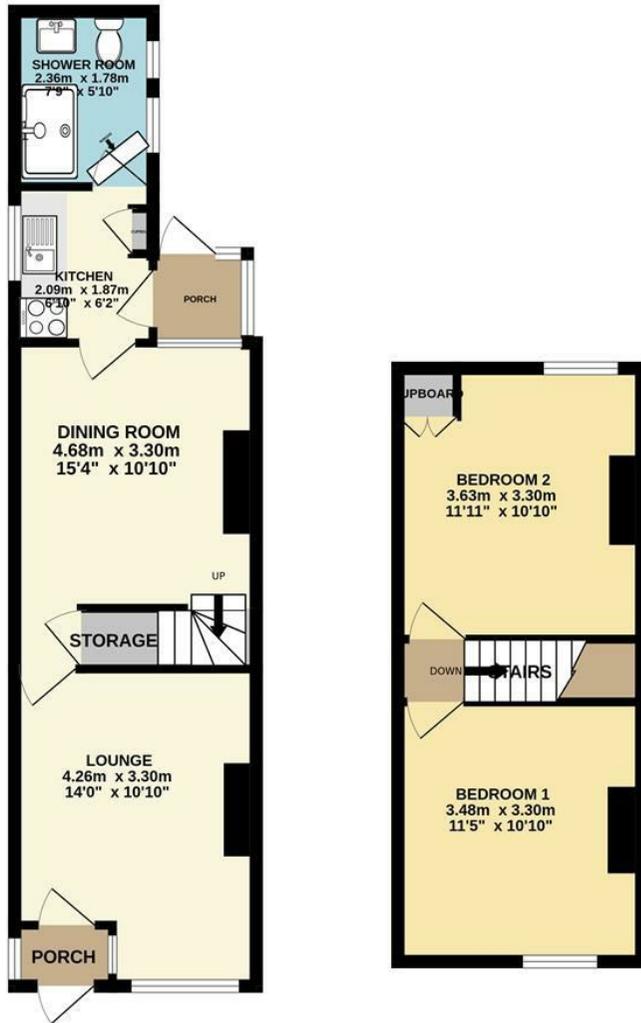
### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



GROUND FLOOR  
37.1 sq.m. (399 sq.ft.) approx.

1ST FLOOR  
25.4 sq.m. (273 sq.ft.) approx.



TOTAL FLOOR AREA : 62.5 sq.m. (672 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(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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