



£750 Per Month

171 WILLIAMTHORPE ROAD | NORTH WINGFIELD | CHESTERFIELD | S42 5NX

**BuckleyBrown**  
ESTATE AGENTS



AVAILABLE NOW!! This well-presented property is located in the popular residential area of North Wingfield, offering comfortable living with excellent access to local amenities and transport links.

The property benefits from a convenient location close to shops, schools and public transport, with Chesterfield town centre and major commuter routes within easy reach, making it ideal for professionals, couples or small families.

Internally, the accommodation is well laid out and includes a welcoming living room providing a bright and comfortable space to relax. The kitchen offers ample storage and worktop space, suitable for everyday living.

To the upper floor, the property provides well-proportioned bedroom accommodation along with a family bathroom, all presented in a neutral décor, allowing tenants to make the space their own.

Externally, the property benefits from outdoor space suitable for relaxing or entertaining. On street parking is available.

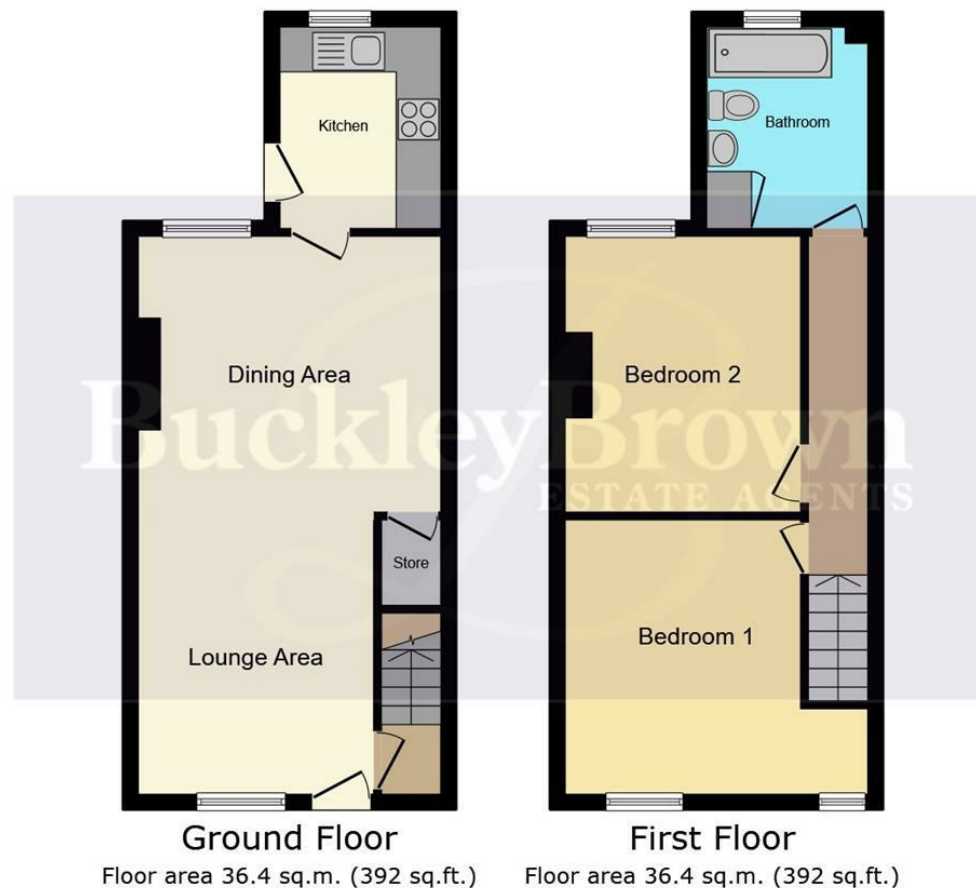
Early viewing is recommended to avoid disappointment.











**Total floor area: 72.8 sq.m. (784 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)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>58</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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