



**Gilbert Avenue, Walton, Chesterfield, Derbyshire S40 3EU**

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**£950 Per Month**

**PINEWOOD**





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Walton  
Chesterfield  
Derbyshire  
S40 3EU**

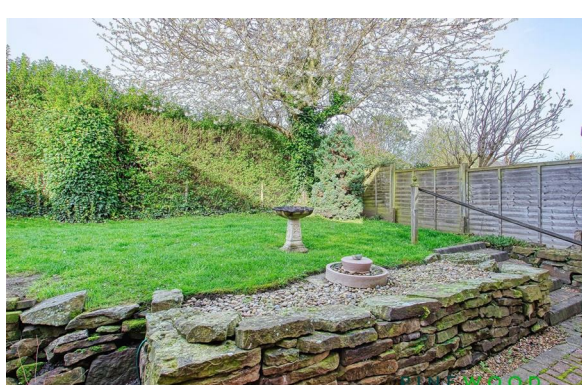


**£950 Per Month**

**3 bedrooms  
1 bathrooms  
1 receptions**

- SINGLE GARAGE AND BLOCK PAVED DRIVEWAY PARKING FOR THREE CARS
- CUL DE SAC - SOUGHT AFTER SUBURB ON THE EDGE OF THE TOWN CENTRE OF CHESTERFIELD
- SOUTH WEST FACING REAR FULLY ENCLOSED GARDEN WITH LAWN AND PATIO
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C
- BUILT IN WARDROBES TO PRINCIPAL BEDROOM
- SPACIOUS THROUGH LOUNGE DINER
- KITCHEN WITH OVEN, HOB, EXTRACTOR, TALL FRIDGE FREEZER, WASHING MACHINE AND DISHWASHER
- SHOWER ROOM AND SEPARATE W.C
- WALKING DISTANCE TO THE AMENITIES ON CHATSWORTH ROAD, BARS, RESTAURANTE, SUPERMARKETS AND SHOPS
- EASY ACCESS TO THE PEAK DISTRICT AND MAIN COMMUTER ROUTES





**\*\*QUIET CU DE SAC\*\*SOUGHT AFTER LOCATION .....This THREE bed link detached property set in this quiet cu lde sac location in the sought after suburb of Walton close to local amenities, close to Chesterfield town centre and all the amenities that Chatsworth Road has to offer. The property has kitchen with oven, hob, extractor, dishwasher, washing machine and tall fridge freezer, large through lounge/diner with sliding doors leading to rear garden /patio. Upstairs has two double bedrooms, one with built in wardrobes, separate w.c and shower room with a walk in shower cubicle. To the front is a block paved driveway for up to three cars and access into the single garage. To the rear is a south west facing enclosed pleasant garden with lawn and patio. uPVC Double Glazing and Gas Central Heating. PETS ARE NEGOTIABLE**

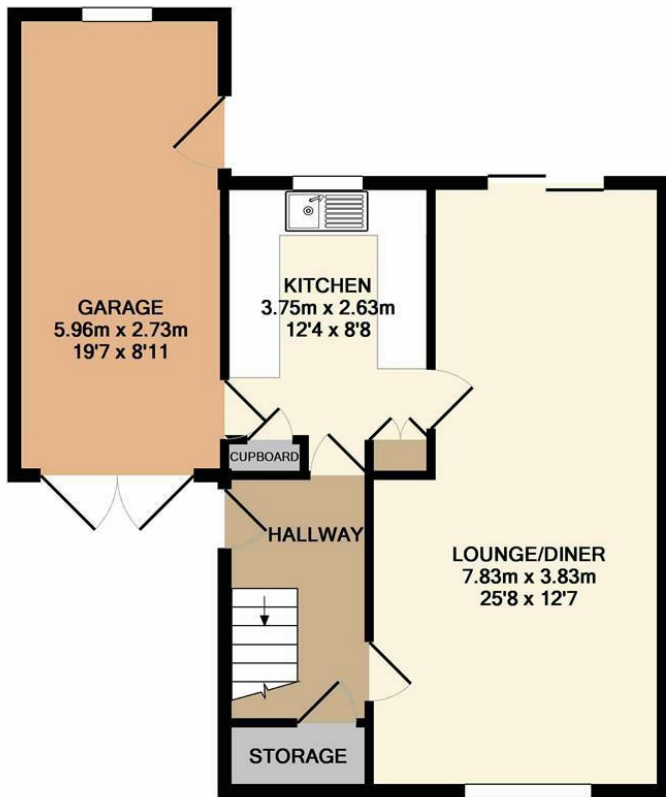
**\*\*VIDEO TOUR COMING SOON\*\***

**\*\*PLEASE CALL US FOR MORE INFORMATION ON HOW TO APPLY OR TO BOOK YOUR VIEWING!\*\***

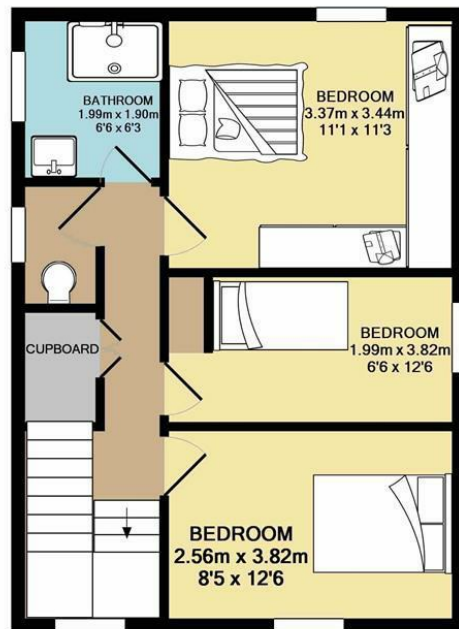
### **DISCLAIMER**

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.





GROUND FLOOR  
APPROX. FLOOR  
AREA 60.9 SQ.M.  
(655 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.0 SQ.M.  
(485 SQ.FT.)

TOTAL APPROX. FLOOR AREA 105.9 SQ.M. (1140 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		84
67		62	
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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PINEWOOD

