

**Albert Avenue, New Whittington, Chesterfield, Derbyshire S43 2BU**

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**£775 Per Month**

**PINEWOOD**



**Albert Avenue  
New Whittington  
Chesterfield  
Derbyshire  
S43 2BU**



**£775 Per Month**

**2 bedrooms  
1 bathrooms  
1 receptions**

- South West Facing Rear Garden
- Driveway Parking for One Car
- Cul De Sac - Village Location
- Modern Kitchen Diner
- Modern Bathroom with White Suite and Shower over Bath
- uPVC Double Glazing and Gas Central Heating - Neutral Decor and Carpets - Council Tax Band A
- Close to all the Local Village Amenities
- Built in Wardrobe to Bedroom One
- Easy Access to Chesterfield, Dronfield and Sheffield
- One Double Bedroom and One Single Bedroom



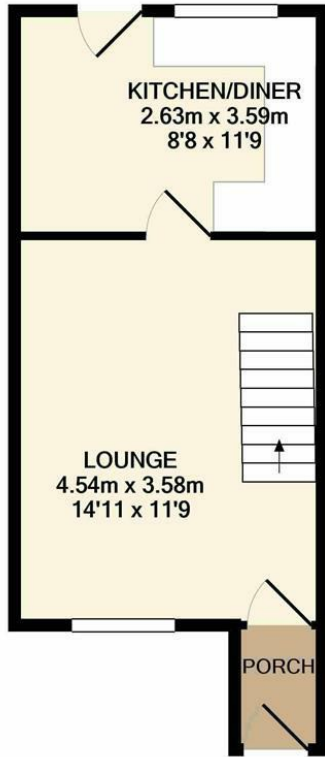
**\*\*CUL DE SAC VILLAGE LOCATION\*\*DRIVEWAY PARKING FOR ONE CAR\*\***Two bedroom modern townhouse which offers a surprisingly well proportioned range of accommodation. The property is located within this popular and well established residential area in the village of New Whittington, well served by local amenities and affording excellent access to Chesterfield town centre, Sheffield, Dronfield and motorway network. The accommodation downstairs comprises of an entrance porch, lounge, kitchen diner with maple style units. To the first floor is a landing is the main double bedroom with a further single bedroom and a modern bathroom with three piece white suite and shower over bath. To the rear is a good sized astro turf lawn and patio area. The property to the front has a driveway for one vehicle and offers upvc double glazing and a gas fired central heating system.

**\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND BEFORE YOU BOOK A VIEWING\*\***

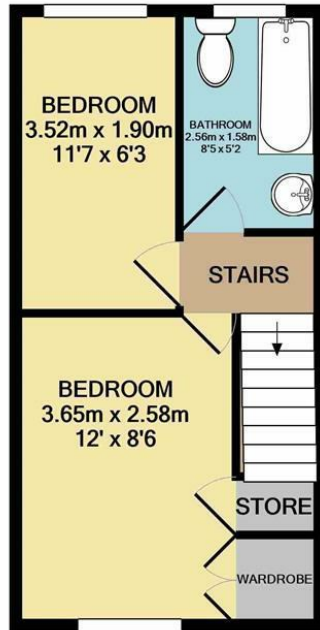
**\*\*PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION OR TO ARRANGE YOUR VIEWING\*\***

#### **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 27.1 SQ.M.  
(292 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 25.4 SQ.M.  
(273 SQ.FT.)

TOTAL APPROX. FLOOR AREA 52.5 SQ.M. (565 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
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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