



St. Augustines Avenue, Birdholme, Chesterfield, Derbyshire S40 2SJ

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£850 Per Month

PINEWOOD



St. Augustines Avenue Birdholme Chesterfield Derbyshire S40 2SJ

£850 Per Month

**3 bedrooms
1 bathrooms
1 receptions**

- WALKING DISTANCE TO THE TOWN CENTRE - NEW DECOR AND FLOORING 2024
 - ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
- GAS CENTRAL HEATING - NEW COMBI BOILER FITTED 2024 - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - LARGE ENCLOSED EAST FACING REAR PATIO WITH DECKED AREA AND LAWN
- GROUND FLOOR W.C AND UTILITY ROOM WITH SPACE FOR WASHING MACHINE/TUMBLE DRYER
- DUAL ASPECT LOUNGE DINER WITH BUILT IN STORAGE - PERFECT FOR YOUR OWN BAR!
- MODERN KITCHEN WITH PANTRY/STORE - INTEGRATED OVEN, FOUR RING ELECTRIC HOB AND EXTRACTOR
 - STYLISH SHOWER ROOM WITH WHITE SUITE AND WALK IN SHOWER ENCLOSURE
 - FREE STANDING BATH AND BUILT IN WARDROBES TO BEDROOM ONE
- EASY ACCESS TO M1 MOTORWAY JNCT 29, CLOSE TO ALL THE LOCAL AMENITIES



PLEASE NOTE THIS A 6 MONTHS TENANCY ONLY**ON THE EDGE OF THE TOWN CENTRE**ROLL TOP BATH TO MAIN BEDROOM**

WELL PRESENTED FAMILY HOME**This is a THREE BED SEMI DETACHED family sized home that has been upgraded and renovated in 2024, situated on the edge of the town centre, within walking distance to all the amenities that derby Road A61 offers and within easy access to the M1 Motorway junct 29.

The property downstairs has entrance porch, dual aspect lounge diner with built in storage - perfect for your own bar! modern kitchen with integrated electric four ring hob, oven and extractor, washing machine can be included, space for a tall fridge freezer, pantry/store, additional utility room/store, rear hall and ground floor w.c. To the first floor is the main dual aspect double bedroom with built in storage cupboard, built in wardrobes and a free stranding roll top bath! There is another double bedroom and also a single bedroom, the contemporary shower room completes this floor. With some new carpets fitted 2024, some new Décor in 2024, curtains/blinds included. To the front of the property is lawn with on street parking, to the rear is a store and garden mainly laid to lawn with decked area and store. uPVC Double Glazing and Gas Central Heating (Combi Boiler - approx. 2 years old)

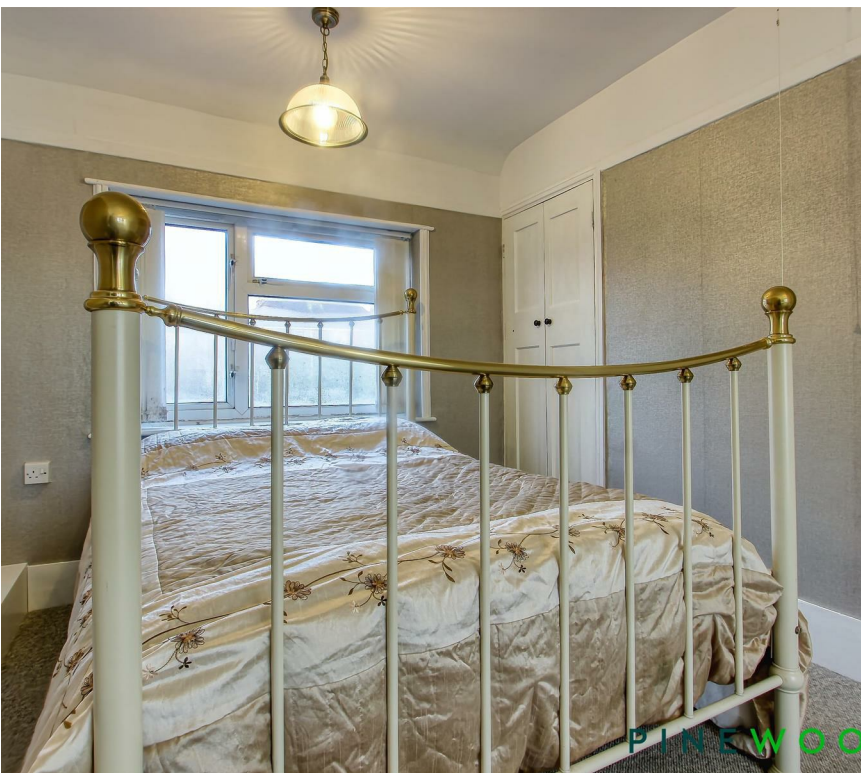
CURTAINS AND BLINDS INCLUDED

VIDEO TOUR AVAILABLE - PLEASE TAKE A LOOK AROUND

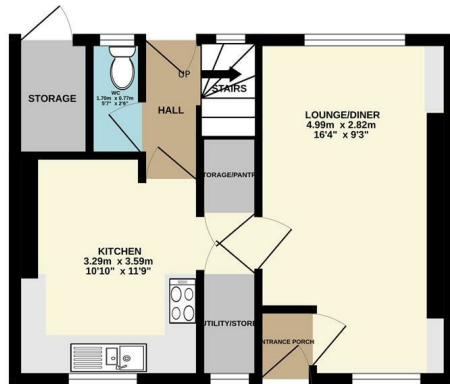
If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information

DISCLAIMER

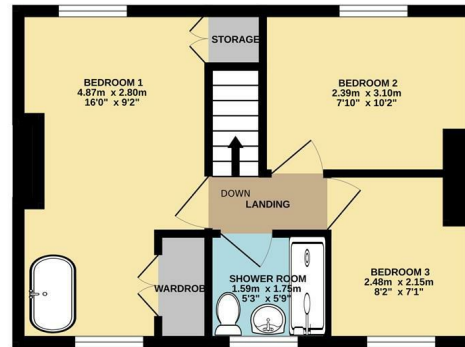
These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points 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
30.8 sq.m. (331 sq.ft.) approx.

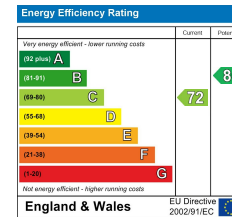


1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



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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