

**88 Somersby Avenue, Walton, Chesterfield**

**£795 Per Calendar Month**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

• AVAILABLE NOW!

- The property is well maintained with modern kitchen & bathroom
  - 2 bedrooms & a modern bathroo
  - Gardens, Garage & driveway parking

- 2 bed end town house in the popular area of Walton
- Entrance hall, Lounge, Kitchen Diner with fridge freezer & cooker
  - Gas central heating & uPVC double glazed
- Working applicants preferred or guarantor essential. Sorry no pets or smokers

AVAILABLE NOW - is the lovely 2 bed end town house in the popular area of Walton.

The property is well maintained with modern kitchen & bathroom & would make a great starter property!

The accommodation comprises - Entrance hall, Lounge, Kitchen Diner with fridge freezer & cooker.

2 bedrooms & a modern bathroom

Gas central heating & uPVC double glazed.

Gardens & Garage with additional driveway parking

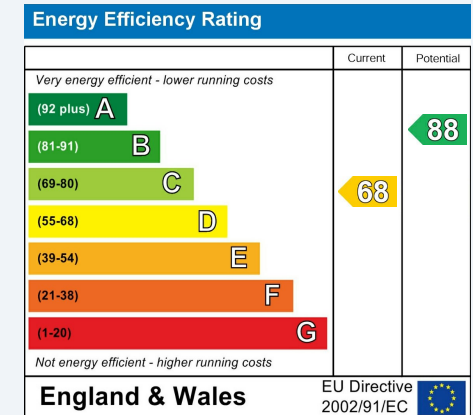
TO VIEW CALL HUNTERS NOW!

Working applicants preferred or guarantor essential. Sorry no pets or smokers.



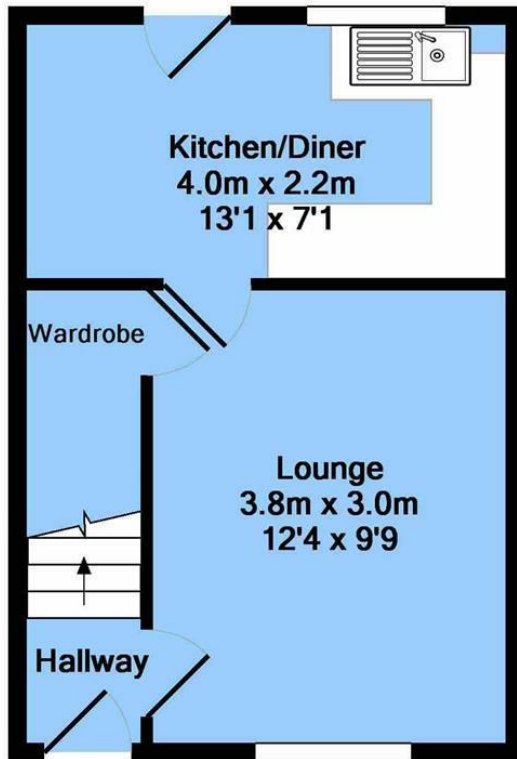
## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

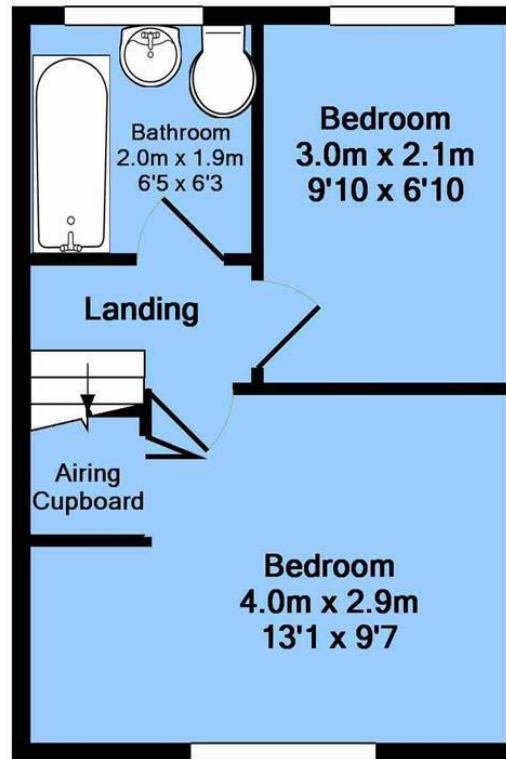


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents



GROUND FLOOR  
APPROX. FLOOR  
AREA 23.7 SQ.M.  
(255 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 23.6 SQ.M.  
(254 SQ.FT.)

TOTAL APPROX. FLOOR AREA 47.2 SQ.M. (509 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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