



46 Cherry Tree Drive, Duckmanton, Chesterfield

- Modern 2 bed semi - MUST BE SEEN VIEWS!!!
 - Lounge, Breakfast Kitchen, Conservatory
 - Modern bathroom
 - Recently refurbished
 - Call Hunters to view
- Driveway parking
 - 2 bedrooms
- GCH & uPVC double glazed
- Sorry no pets or smokers. Working applicants preferred or guarantor essential

£900 Per Month

HUNTERS®

HERE TO GET *you* THERE

MUST BE SEEN - BEAUTIFUL COUNTRYSIDE VIEWS FOR MILES TO THE REAR

Introducing this delightful 2 BEDROOM semi-detached property located in a picturesque village, perfect for families and couples seeking a comfortable home. The property has been neutrally decorated, creating a fresh and inviting atmosphere.

Step into the spacious reception room, ideal for relaxation and entertainment.

Modern breakfast kitchen, complete with a cooker and hob and integrated fridge freezer. Door opening through to the uPVC double glazed conservatory.

Upstairs, the property boasts two well proportioned bedrooms..

The bathroom features a bath with shower over.

Enjoy the beautiful countryside views from various areas of the property, offering a serene setting to unwind and appreciate the natural surroundings.

Situated in a vibrant village, this property offers convenient access to public transport links, nearby schools, local amenities, and green spaces. Plus, the location provides easy access to the M1, making commuting a breeze.

Driveway parking for 2 to 3 vehicles. Rear enclosed garden.

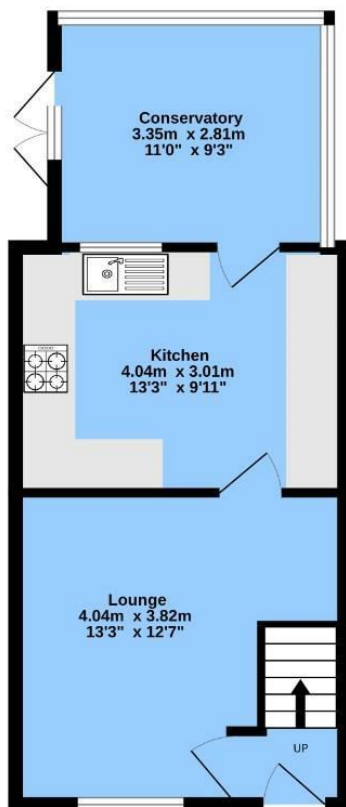
Available now, but no pets or smokers can be accommodated. Working applicants are preferred, or a guarantor is essential.

Don't miss the opportunity to make this charming property your home. Contact us now to arrange a viewing and experience the comfort and convenience this property offers.

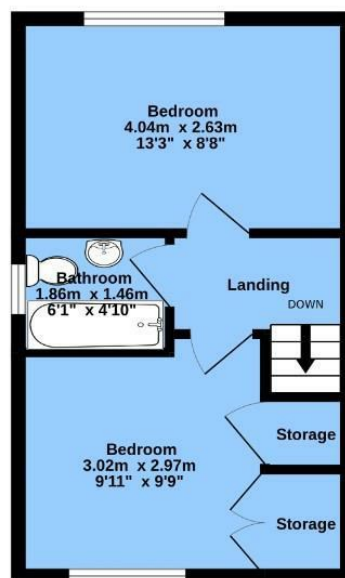




GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA: 64.6 sq.m. (695 sq.ft.) approx.
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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY
Tel: 01246 541253 Email:
Chesterfieldlettings@hunters.com <https://www.hunters.com>