

3 The Acres, Lower Pilsley, Chesterfield

- 3 bed semi detached
- Driveway parking
- Modern kitchen
- Modern shower room
- Yard to rear. Sorry no smokers.
- Rural village location
- Log burners in the lounge & dining room
- Downstairs WC & utility
- 1 small pet may be considered.
- Working applicants preferred or guarantor essential

£750 Per Month



AVAILABLE NOW - is this spacious 3 bed semi detached property in the rural village location of Lower Pilsley. Close to Clay Cross, Chesterfield & with village amenities & schools not far away - & ideal for access to M1 too!

The property is well presented & comprises:-

Lounge with log burner, Dining room with log burner, Modern kitchen diner & downstairs WC/Utility. A washing machine is provided free of charge - but not part of the tenancy.

On the first floor are 3 bedrooms - all with TV points, and the family shower room.

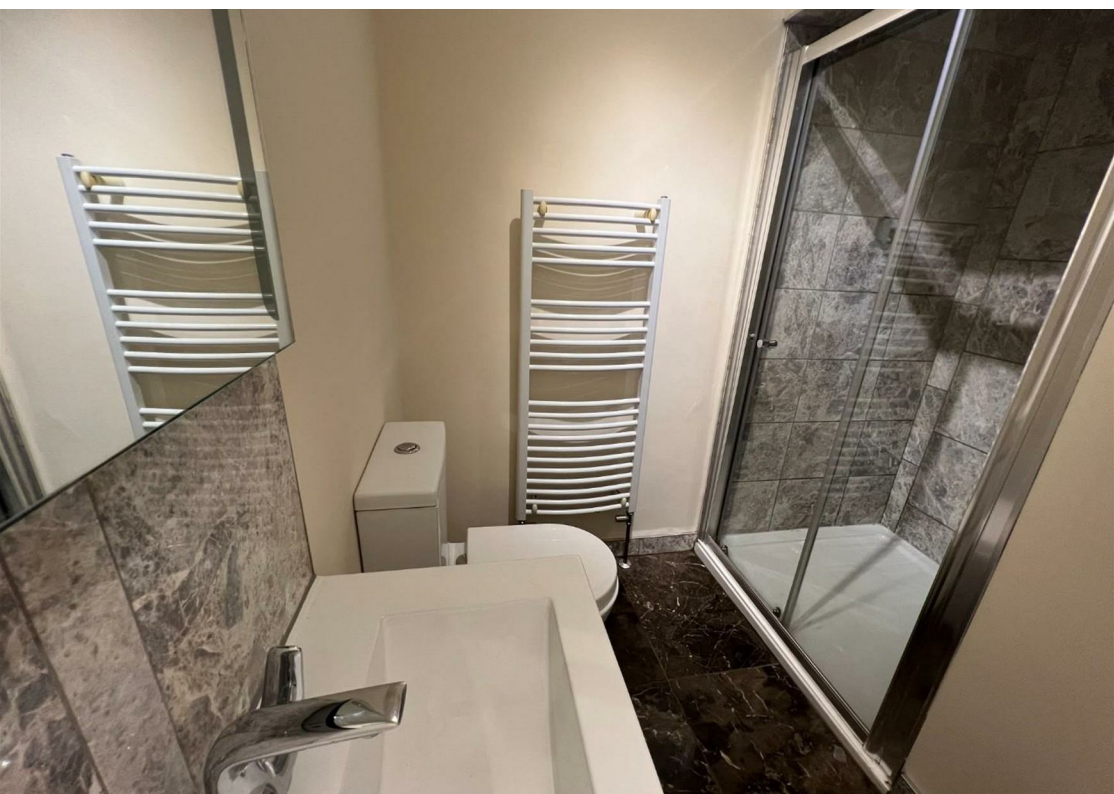
Gas central heating, uPVC double glazed.

Large Driveway to the front & enclosed yard with outbuildings to the rear.

Working applicants preferred or guarantor essential

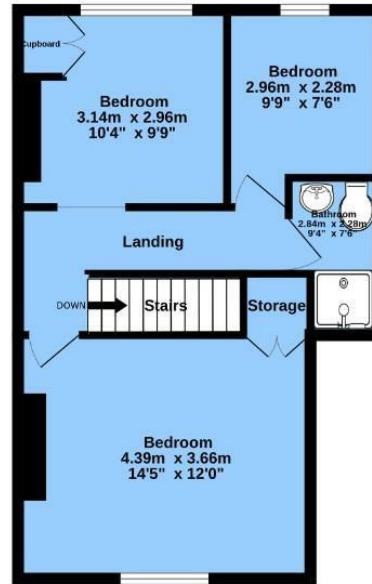
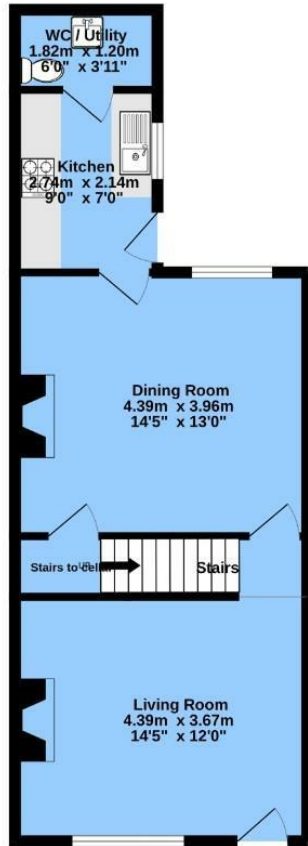
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GROUND FLOOR
44.7 sq.m. (481 sq.ft.) approx.

1ST FLOOR
41.6 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA: 86.2 sq.m. (928 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(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

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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