



60 Swaddale Avenue, Chesterfield

- READY NOW!
- Large driveway
- Lounge, Breakfast Kitchen
- GCH & uPVC double glazed
- Sorry no pets or smokers
- 2 bedroom semi detached
- Garden with lawn
- Modern bathroom
- Tastefully decorated
- Working applicants preferred or guarantor essential

£775 Per Month

HUNTERS[®]
HERE TO GET *you* THERE

AVAILABLE NOW FOR TENANCY TO START EARLY JULY- is this delightful two bedroomed semi detached property, located in the sought after area of Tipton

Offering well appointed, tastefully decorated accommodation.

Benefiting from a large driveway providing ample off road parking for several vehicles etc and access to the garage. Well placed for accessing town centre amenities, located just a short distance away.

The living accommodation comprises living room and breakfast kitchen on the ground floor with two bedrooms and bathroom on the first floor. Set back from the road, in low maintenance grounds there is a garden laid to lawn to the rear.

Gas central heating & uPVC double glazed.

EPC rating D. Council Tax Band A.

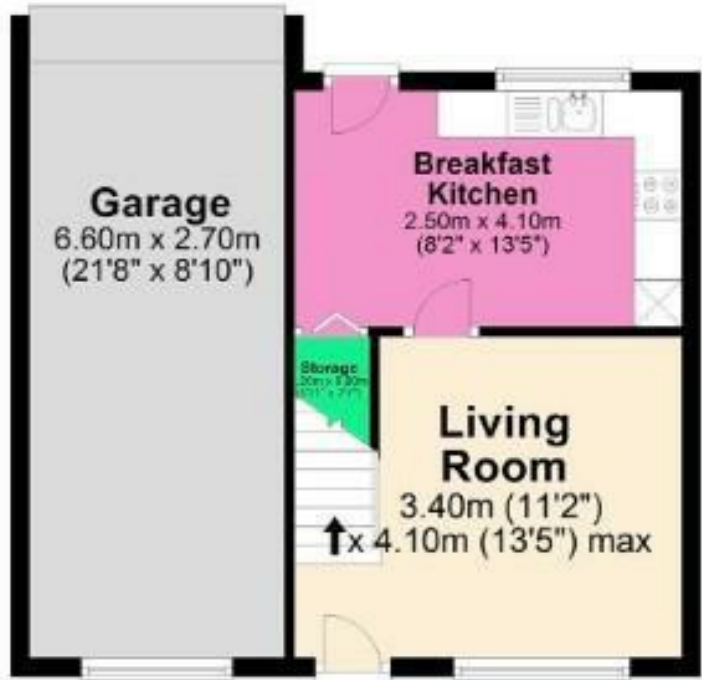
Working applicants preferred or guarantor essential.
SORRY NO PETS OR SMOKERS





Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.8 sq. feet)



Total area: approx. 70.8 sq. metres (761.8 sq. feet)

60 Swaddale Avenue

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 | | 84 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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

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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