



3 Ennerdale Crescent, Newbold, Chesterfield, S41 8HL

- READY NOW - 3 Bed Semi detached - WITH GARAGE
 - KITCHEN/DINER
- GARDEN TO FRONT AND REAR
 - TAX BAND B, EPC D
- Sorry no pets or smokers
- FULLY REFURBISHED in 2024
 - 3 GOOD SIZED BEDROOMS
- OFF ROAD PARKING AND GARAGE
 - CALL HUNTERS NOW!
- Working applicants preferred or guarantor essential

£900 Per Month

HUNTERS®

HERE TO GET *you* THERE

AVAILABLE NOW - FULLY REFURBISHED in 2024

3 BED SEMI DETACHED property in Newbold.
Situating in an highly sought after location towards the
Peak District, close to country walks, Holmebrook
Valley Park, Linacre Reservoir & within catchment
areas of Outwood Academy & St Mary Catholic High
School.

Comprises of a kitchen/diner and a lounge.

Upstairs, you will find 3 good sized bedrooms and a
bathroom with a 3 piece suite.

With gardens to the front and rear, with off road
parking and garage.

Gas central heating.

Tax band B, EPC C

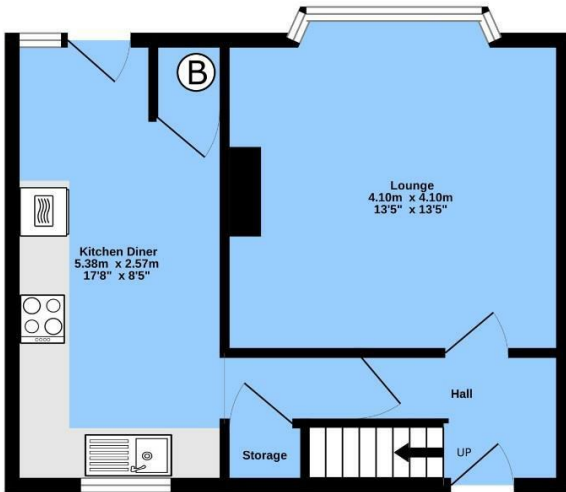
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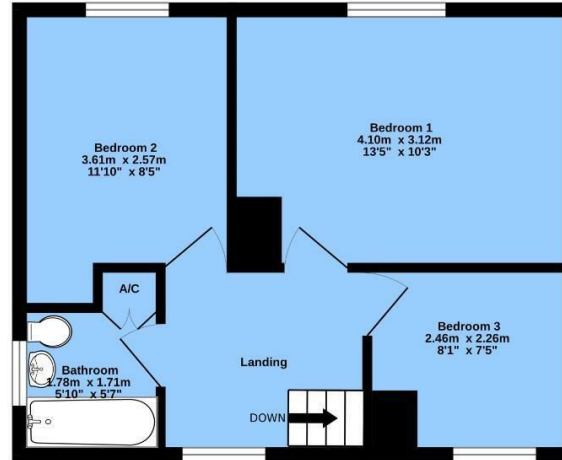




GROUND FLOOR
36.2 sq.m. (389 sq.ft.) approx.



1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 71.2 sq.m. (766 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			86
(81-91) B			
(69-80) C		71	
(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

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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