



66 Mansfield Road, Clowne, Chesterfield

- 3 Bed semi detached - IMMACULATELY PRESENTED
- Entrance hall, Downstairs bathroom, Family bathroom to 1st floor
- Living kitchen with integrated cooking appliances
- Double width driveway, Enclosed rear garden & shed
- Extended to the rear
- Through lounge dining room with LOG BURNING STOVE
- gas central heating & uPVC double glazed
- Working applicants preferred or guarantor essential - SORRY NO PETS OR SMOKERS

£900 Per Calendar Month

HUNTERS[®]
HERE TO GET *you* THERE

Located in the popular village of Clowne - with great access to Sheffield, Chesterfield, & M1. Lots of local amenities.

The property has been extended & comprises:

Entrance hall, downstairs WC & bath, additional family shower room & WC on 1st floor. Large open plan Lounge Dining room with log burning stove, spacious living Kitchen.

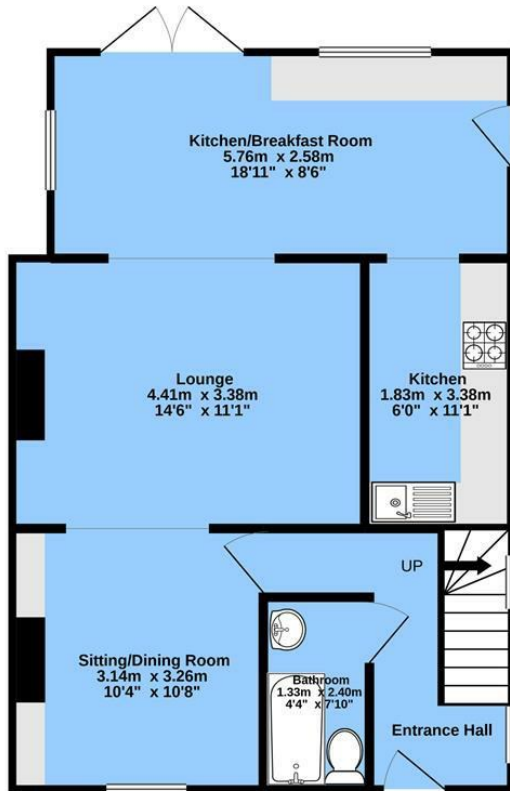
3 good sized bedrooms.

Gas central heating, uPVC double glazing.

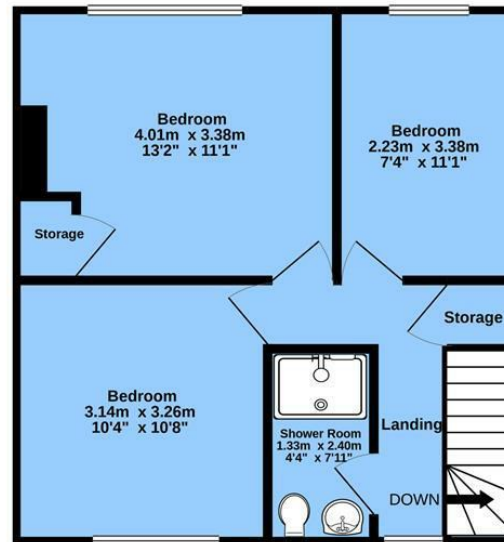
Double width driveway to the front & enclosed rear garden to the rear with shed.

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

GROUND FLOOR
55.5 sq.m. (597 sq.ft.) approx.



1ST FLOOR
41.0 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA : 96.5 sq.m. (1039 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

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			83
(69-80) C		62	
(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.



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