



13 Eastmoor Road, Brimington, Chesterfield

- Spacious 2 bed semi detached home
 - Entrance hall, Downstairs WC
 - 2 Double bedrooms
 - GCH & uPVC double glazed
 - Gardens to front & rear
- READY FOR IMMEDIATE OCCUPATION - great location!
 - Fitted Kitchen, Spacious lounge
 - Family bathroom with bath & shower over
 - Driveway for 1 car
- Sorry no pets or smokers, Working applicants preferred or guarantor essential

£850 Per Month

HUNTERS®

HERE TO GET *you* THERE

Located in the delightful area of Brimington Common is this 2 bedroom semi detached property.

The property is within easy reach of all the amenities in Brimington, Chesterfield Royal Hospital and on popular bus route. Access to MN1 J 29 & 29A are a short drive away.

Available now for immediate occupation the property comprises:-

Entrance hall with downstairs WC & under stairs storage.

Spacious Lounge and a fitted kitchen with integrate oven and hob.

On the first floor are 2 double bedrooms & the family bathroom.

Gas central heating, uPVC double glazed.

Driveway parking for 1 car & gardens to the front & rear.

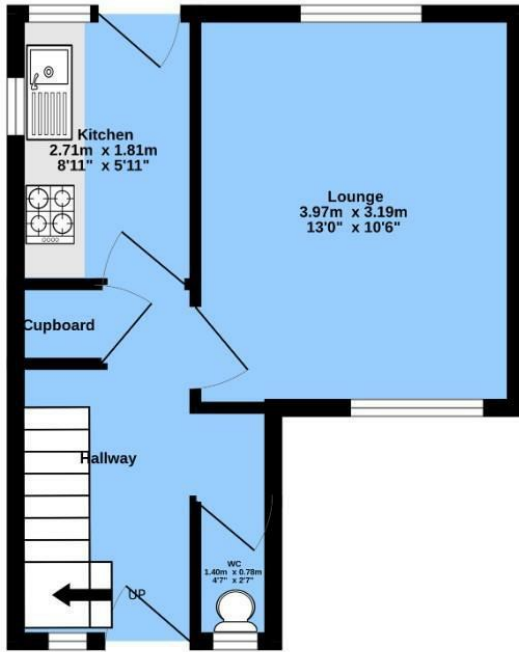
SORRY NO PETS OR SMOKERS PLEASE.

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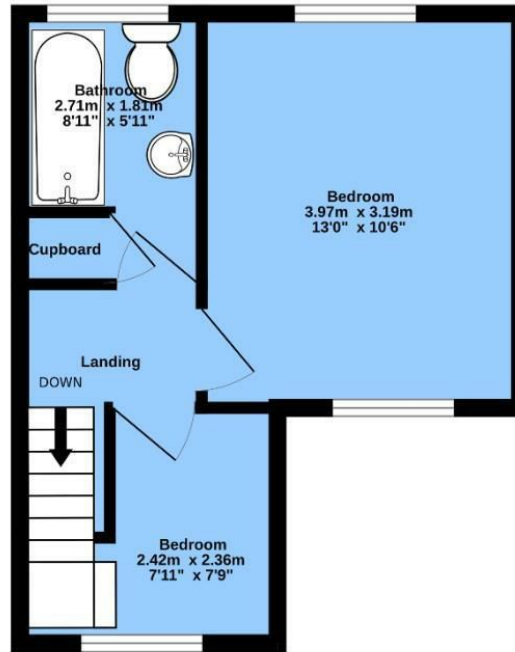




GROUND FLOOR
25.8 sq.m. (278 sq.ft.) approx.



1ST FLOOR
25.9 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA: 51.7 sq.m. (557 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			
(69-80) C			74
(55-68) D		57	
(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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