



## 31 Windmill Way, Brimington, Chesterfield

- Available for immediate occupancy!
  - Cul-de-sac location
  - Parking for x2 cars
  - Gas Central Heating
- Working applicants preferred or guarantor essential
- Three-bedroom terrace
- Family 3 Piece Bathroom & WC
  - Private patio garden
- Sorry no pets or smokers
- Contact Hunters to view

**£875 Per Month**





Available for immediate occupancy!

Nestled in the charming cul-de-sac of Windmill Way, Brimington, this nice three-bedroom terraced house offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed into an entrance hall and convenient downstairs WC a spacious reception room with fireplace features. The kitchen is equipped with fitted electric oven & hob, bonus storage areas under stairs alongside a dining area with French doors leading in to the private patio garden.

Upstairs is ideal for families or professionals, as the property features two spacious double bedrooms and one single bedroom with extra storage. The main feature bathroom has full three piece suit with shower over bath.

Outside, you will find a private rear garden complete with a patio and decking area. Parking is a breeze with space available for two vehicles.

This property remains local to Brimington, Chesterfield close to useful amenities, transport links, shops, doctors & supermarkets. Ideal for access into Chesterfield and Sheffield with routes following to J30!

Sorry no pets or smokers.

Working applicants preferred or guarantor essential.

Call Hunters now to organise a viewing!

Calls answered 24/7

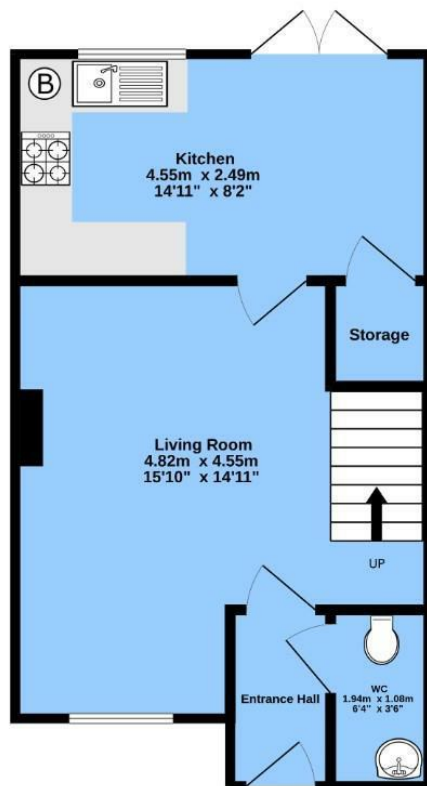




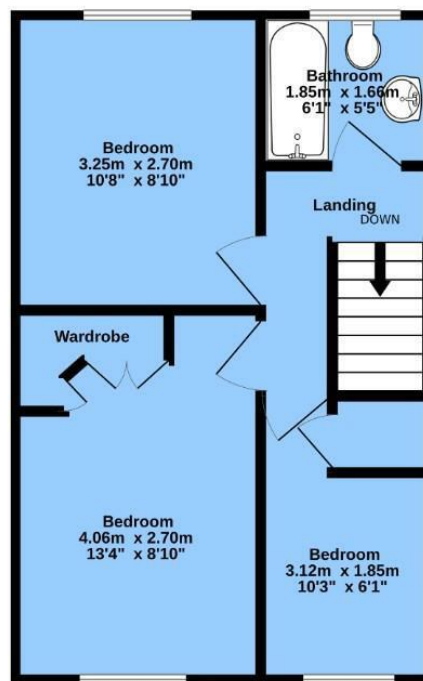




GROUND FLOOR  
34.7 sq.m. (373 sq.ft.) approx.



1ST FLOOR  
33.3 sq.m. (358 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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