

12 Darwin Avenue, Chesterfield, Derbyshire

- Modernised in 2025 - new bathroom & decor!
 - Close to town centre & local schools
 - Modern fitted kitchen
 - Bathroom with shower over a bath
- Large driveway leads to the larger than average garage. Gardens to front & rear
- 2 bed semi detached - superbly presented
 - Entrance hall, Lounge with bay window
 - 2 double bedrooms - both with fitted wardrobes
 - Gas central heating & uPVC double glazed
- Working applicants preferred or guarantor essential. Sorry no pets or smokers.

£850 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

Located in the popular area of Brockwell/Newbold, yet close to the town centre is this stunning 2 bed semi detached home. REFURBISHED IN 2025

A must see! Something a little better than your average rental property!

Close to town centre amenities, schools, & transport links.

The property comprises:- Entrance hall, Large lounge with bay window, modern fitted kitchen.

On the 1st floor are 2 double sized bedrooms - both with fitted wardrobes. There is also a fitted bathroom brand new in 2025 with bath & shower over.

uPVC double glazed & GCH

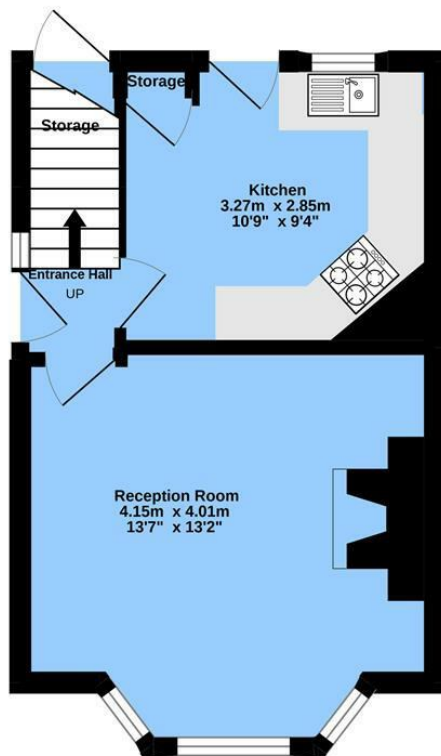
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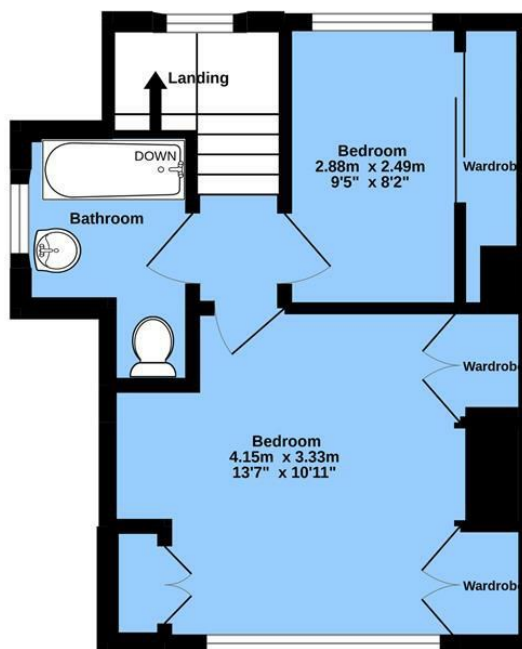




GROUND FLOOR
25.6 sq.m. (276 sq.ft.) approx.



1ST FLOOR
26.7 sq.m. (288 sq.ft.) approx.




TOTAL FLOOR AREA : 52.3 sq.m. (563 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		
(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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