



13 Lockoford Lane, Chesterfield

- Now available for immediate occupation
- Large living spaces & storage options
 - Three-piece family bathroom
 - GSC throughout
 - Sorry No Pets or Smokers
- Two-bedroom terrace
- Well-sized bedrooms
- Private rear garden
 - Tax Band - A
- Call Hunters now

£750 Per Month

HUNTERS®

HERE TO GET *you* THERE

Now available... a well-presented two-bedroom terrace property on Lockoford Lane.

Take a look at this inviting home offering a front living room with an electric fireplace, a spacious dining area with useful under-stair storage, and a modern kitchen with space for a fridge-freezer and a plumbed appliance.

To the first floor are two well-sized bedrooms along with a three-piece family bathroom with a shower over the bath. The property is well kept and neutrally decorated throughout, making it ready for immediate occupation.

The location is ideal, sitting under a mile from a range of local amenities including supermarkets, shops, and everyday conveniences. The area benefits from strong transport links with nearby bus routes and easy access towards Sheffield and surrounding areas.

Outside, the property benefits from a private rear garden. On-street parking is available to the front with no permit required.

EPC Rating: E
Council Tax Band: C

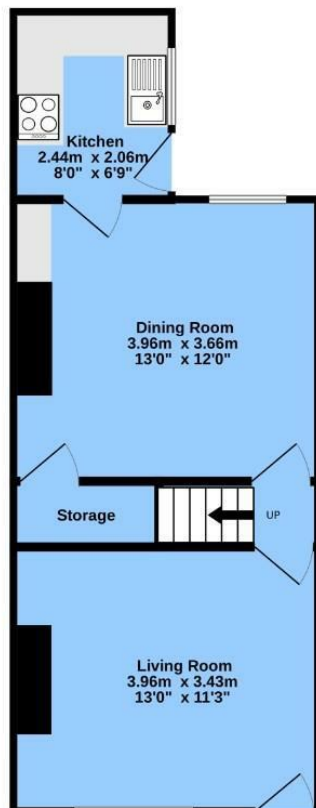
Working applicants preferred or guarantor essential.
Sorry, no pets or smokers.

Call Hunters to arrange a viewing – calls answered 24/7.

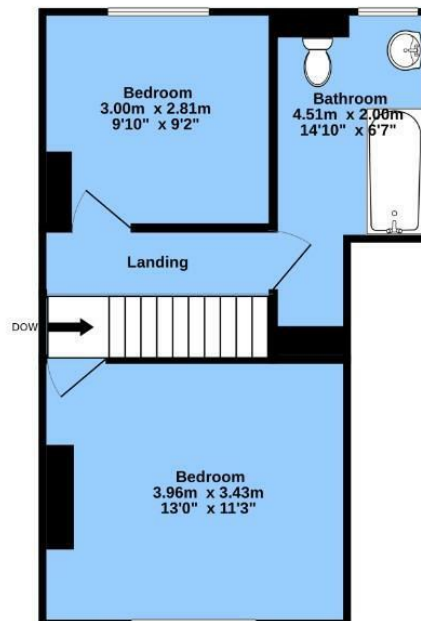




GROUND FLOOR
35.1 sq.m. (378 sq.ft.) approx.



1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 68.2 sq.m. (734 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 6/25/25

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		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(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>