



**169 Mansfield Road, Winsick, Hasland,
Chesterfield, S41 0JG**

£750 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

- VIEWING IS A MUST!
- Available NOW
- Lounge, Dining room, Fitted kitchen, 2 double bedroom s& bathroom
 - uPVC double glazed & gas central heating
 - Low maintenance patio rear patio garden

- Fully refurbished 2 bed mid terraced property
- Located in Hasland, within popular area - amenities, schools & M1 access
 - Well maintained decor & flooring
 - Outside there is ON ROAD parking
- Working applicants preferred or guarantor essential - SORRY NO PETS OR SMOKERS

Located in Winsick, Hasland this beautifully presented two-bedroom terraced house offers a delightful blend of comfort and style. AVAILABLE FOR IMMEDIATE OCCUPATION.

The ground floor comprises of a well sized Living room leading through to full sized dining area, this space opens to both the under stairs storage & modern kitchen off shot with back door access to the garden.

Upstairs, the property boasts two well sized bedrooms, providing ample space for a couple or single occupant. Alongside the spacious bedrooms is the 3 piece bathroom - with shower over bath and bonus storage options.

Located on Mansfield Road, residents can enjoy the local amenities and parks nearby in Hasland. With excellent transport links to Chesterfield & the M1 via J29!

The property also has a private garden with genel access to the front.

Sorry no pets or smokers -
Working applicants preferred or guarantor essential

Contact Hunters now to organise a viewing!
Calls answered 24/7





TOTAL FLOOR AREA : 76.3 sq.m. (821 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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			78
(55-68) D		59	
(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

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