



623 Sheffield Road, Chesterfield, S41 9DX  
£875 Per month



\*\*\*\* COMING SOON!! \*\*\*\* ATTRACTIVE STONE-BUILT SEMI-DETACHED HOUSE \* TWO DOUBLE BEDROOMS \* ATTRACTIVE NEWLY FITTED KITCHEN \* REAR PORCH/UTILITY \* SHOWER ROOM/W.C. PLUS ADDITIONAL W.C. \* GOOD SIZED LOUNGE WITH FRONT ASPECT \* SEPARATE DINING WITH REAR ASPECT \* GAS CENTRAL HEATING \* DOUBLE GLAZING

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



## GROUND FLOOR

### Entrance Porch

Wooden French doors provide access through to the Living Room

### Living Room

11'6" x 13'8" (3.52 x 4.18)

A spacious room located to the front of the property. It has newly carpeted flooring and a large double glazed window and radiator.

Arch leading through to:

### Dining Room

12'4" x 10'4" (3.77 x 3.15)

Located to the rear of the property and having newly carpeted flooring, stairs to first floor accommodation and double glazed window with radiator below.

### Kitchen

8'5" x 8'7" (2.57 x 2.64)

Recently refitted and having a range of modern wall and base cupboard units with inset sink unit, electric oven with hob and extractor over, double glazed window to side elevation and door to:

### Rear Porch/Utility

7'8" x 7'3" (2.36 x 2.21)

Being of double glazed construction and having fitted worksurface with space and plumbing below for washing machine and tumble dryer. Also having door to rear garden.

## FIRST FLOOR

### Landing

This is carpeted and provides access to both bedrooms and the Shower Room.

### Bedroom One

11'6" x 13'8" (3.52 x 4.18)

An extremely spacious double bedroom with double glazed window and radiator.

### Shower Room

8'2" x 6'6" (2.49 x 2.00)

With fitted shower, low flush w.c., pedestal wash basin, airing cupboard housing newly installed gas central heating boiler, double glazed window to rear elevation and heated towel rail.

### Bedroom Two

12'4" x 10'4" (3.77 x 3.15)

Another spacious double bedroom with double glazed window, range of built-in wardrobes and radiator.

There is also a door leading to a WC separate to that located in the shower room.

## EXTERNAL

### Front Garden

The front of the property is beautifully presented and has a stone wall boundary which incorporates a small front garden which wraps around the side of the property, through a gate and out to the rear.

### Rear Garden

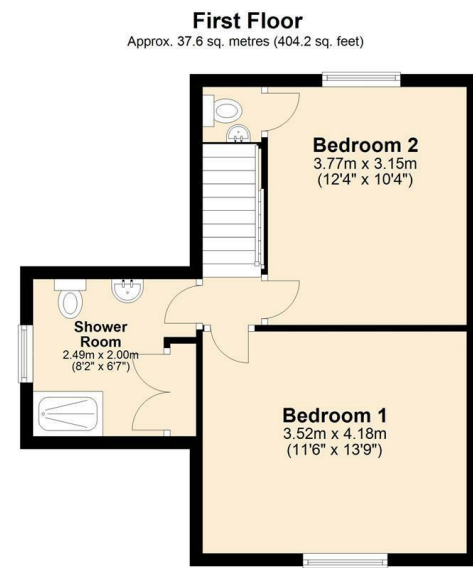
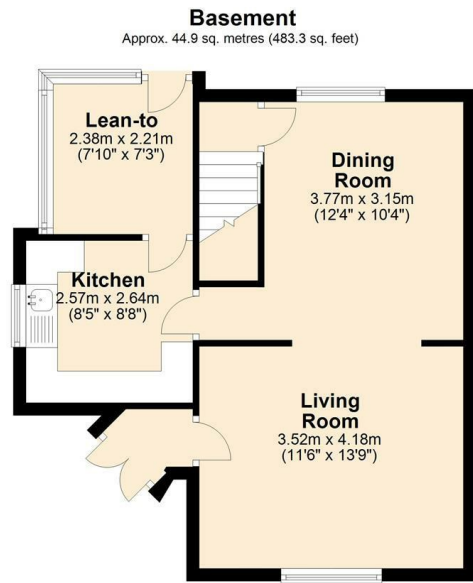
The rear garden is of good proportion and offers outdoor patio areas and/or off street parking.

There is also a useful store with electricity.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 82.5 sq. metres (887.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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			
<b>England &amp; Wales</b>		71	80
		EU Directive 2002/91/EC	



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