



45 Canyon Meadow, Worksop

- 2 Bed Modern Family Home
- Open plan modern Living Kitchen Diner
 - Gas central heating & Upvc DG
- 2 Double bedrooms - wardrobes to bed 1
- Rear patio, garden & outbuilding
- Entrance hall, downstairs WC
- Cooker, hob, dishwasher & fridge freezer included
- Driveway for 2 cars & EV charger
 - Modern bathroom
- Working applicants preferred or guarantor Essential

£775 Per Month

HUNTERS®

HERE TO GET *you* THERE

Take a look at this modern 2 bed property in the popular area of Creswell. Ideally located for easy access to the M1, Clowne, Chesterfield, Sheffield & Worksop.

Being only a couple of years old the property offers modern accommodation & is tastefully decorated.

Entrance hall, downstairs cloakroom and a large open plan Living Dining Kitchen with integrated appliances including - cooker, hob, dishwasher and fridge freezer. There is a large under stairs store that has plumbing for a washing machine. Bifold doors open onto the enclosed garden with wooden summerhouse & store.

On the first floor are 2 bedrooms, bedroom 1 has fitted wardrobes. There is also a modern bathroom with bath & shower over.

Ideally suited to a single tenant, couple or small family.
Sorry no pets or smokers.

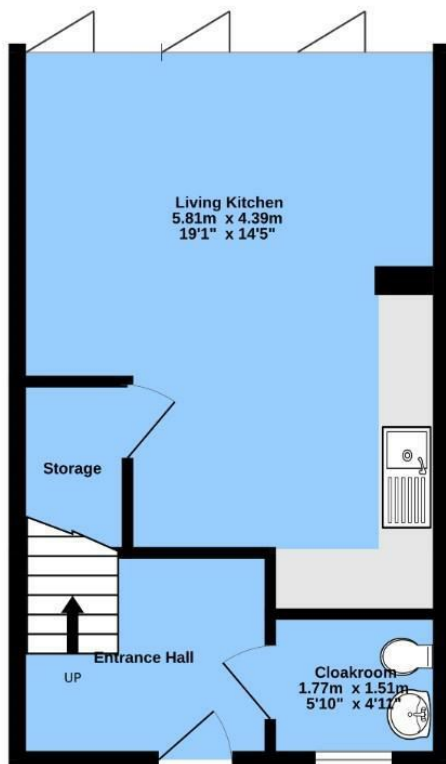
Driveway for 2 cars, EV charger. Gas central heating & uPVC double glazed

Working applicants preferred or guarantor essential.

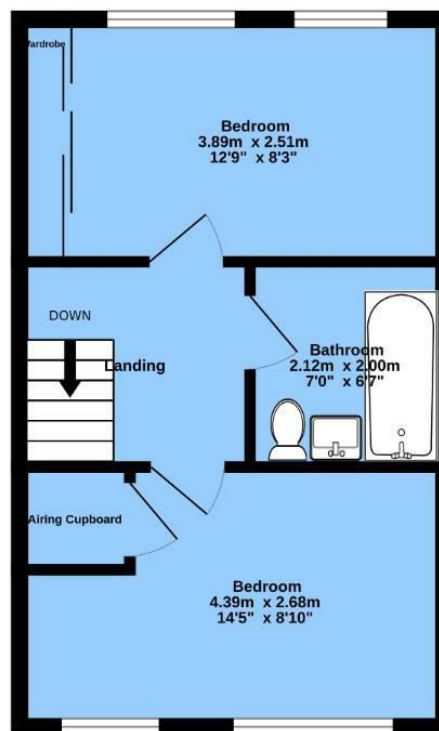




GROUND FLOOR
31.9 sq.m. (343 sq.ft.) approx.



1ST FLOOR
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA: 64.0 sq.m. (688 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 5/2022

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		96
(81-91) B	86	
(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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