



30B Greenway, Wingerworth, Chesterfield, S42 6NW

- Popular location just a couple of miles South of Chesterfield
 - Spacious Lounge, Downstairs WC
 - Rear porch and DOWNSTAIRS WC
 - Gas central heating and uPVC double glazed
- 2 DOUBLE bed semi detached property
- Fitted Kitchen with fridge freezer, over and hob
 - Large modern shower room
- Driveway parking for several cars and a low maintenance patio garden with shed
- Working applicants preferred or guarantor essential. Sorry no pets or smokers
- IT'S AVAILABLE NOW! Call Hunters to arrange a viewing

£825 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

Located in a popular location just a couple of miles South of Chesterfield is this superb 2 bed semi detached property.

IT'S AVAILABLE NOW! Call Hunters to arrange a viewing - ITS much bigger than your average 2 bed - viewing is essential!

The property comprises - Spacious Lounge, Fitted Kitchen with fridge freezer, over and hob. (washing machine and tumble dryer are in the property but not included in the rental). There is also a rear porch and **DOWNSTAIRS WC.**

On the 1st floor are 2 double bedrooms and a large shower room. Gas central heating and uPVC double glazed.

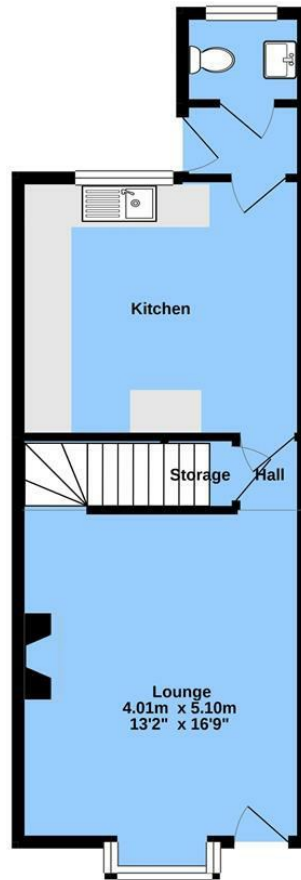
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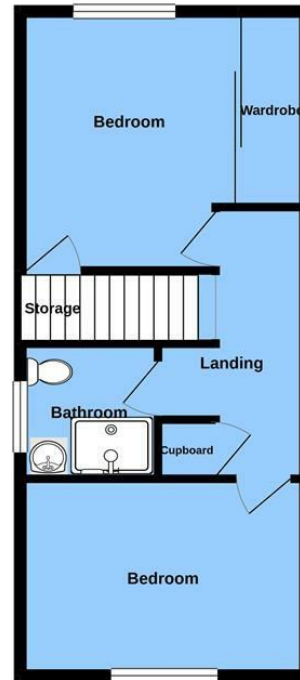




GROUND FLOOR
41.4 sq.m. (446 sq.ft.) approx.



1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA: 78.8 sq.m. (848 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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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		88
(69-80) C	74	
(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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