



**33 Lansdowne Road, Brimington, Chesterfield, S43
1BG**

£845 Per Calendar Month

HUNTERS®
HERE TO GET *you* THERE

- 3 bed semi detached
- Ent hall, Lounge
- Downstairs bathroom & WC
- Driveway parking & garden to rear. 2 outbuildings
- Working applicants preferred or guarantor essential

- Well presented
- Fitted kitchen, with Conservatory off
- Three 1st floor bedrooms
- Gas central heating & uPVC double glazed
- Sorry no pets or smokers - VIRTUAL VIDEO TOUR AVAILABLE

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Nestled on Lansdowne Road in the charming area of Brimington, Chesterfield, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed into a spacious reception room. The well-appointed kitchen leads seamlessly into a large conservatory,

The property boasts three generously sized bedrooms, each offering ample space,
The downstairs family bathroom is of a good size with shower over bath.

Outside, there is an enclosed rear garden with 2 outbuildings for storage.
Additionally, the property features a driveway that accommodates parking for 2 vehicles.

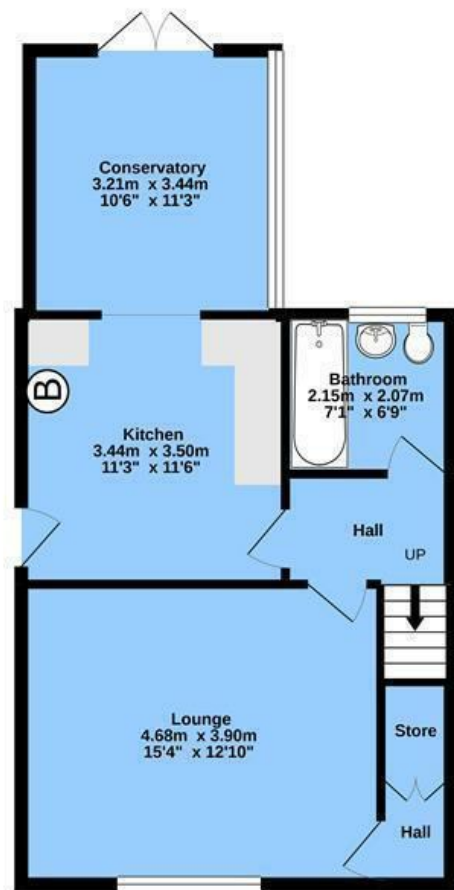
Situated in a friendly neighbourhood, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for those seeking a community atmosphere.

Call Hunters to view!

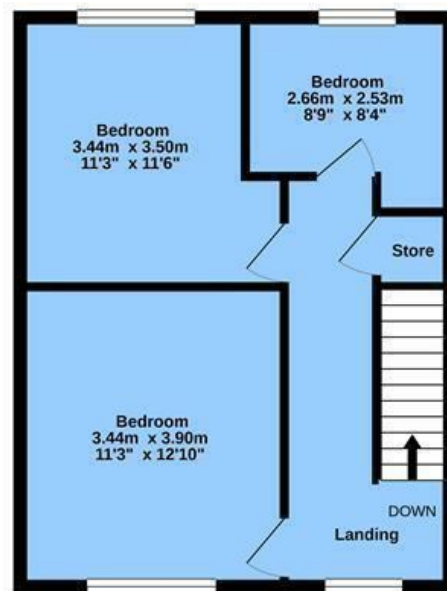
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GROUND FLOOR
52.4 sq.m. (564 sq.ft.) approx.



1ST FLOOR
41.4 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA: 93.8 sq.m. (1009 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		78
(69-80) C	63	
(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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