



## 16 Steeping Close, Brimington, Chesterfield, Derbyshire

- 2 bed semi detached
- New bathroom in 2022 - with bath & shower over
- Entrance hall with access to large Lounge & stairs to 1st floor
  - gardens to front & rear, driveway & garage
- Working applicants preferred or guarantor essential.
- New Kitchen in 2022 - with dining area
- uPVC double glazed & gas central heating.
  - 2 good sized bedrooms
  - AVAILABLE IMMEDIATELY
  - SORRY NO SMOKERS

**£875 Per Calendar Month**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

**AVAILABLE TO RENT IMMEDIATELY** - Situated on a quiet cul-de-sac, in the convenient location of Brimington, within close proximity of local amenities, transport link and Chesterfield Town Centre is this stylish 2 bedroom semi detached property.

The property features a modern breakfast kitchen with integrated oven and hob, a lounge diner with feature fireplace, 2 good sized bedrooms, a family bathroom with bath and overhead shower and a generous plot with private rear garden and ample off road parking plus a detached single garage to the front.

Gas central heating & uPVC double glazed.

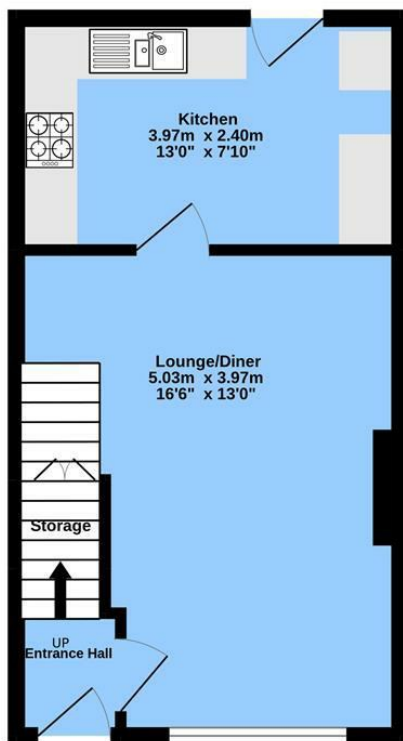
Working applicants preferred or guarantor essential.  
**SORRY NO SMOKERS**

This semi-detached house is a wonderful opportunity for anyone looking to settle in a peaceful area of Chesterfield, Derbyshire. Don't miss your chance to make this lovely property your new home.

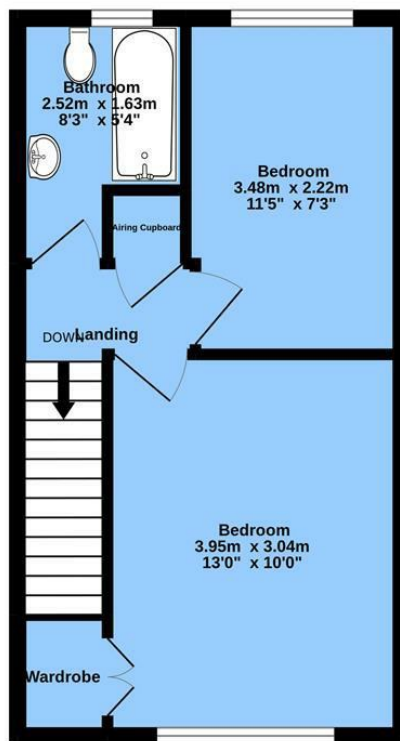




GROUND FLOOR  
29.3 sq.m. (315 sq.ft.) approx.



1ST FLOOR  
29.5 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 58.8 sq.m. (633 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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