



## 30 Shunters Drift, Barlborough, Chesterfield, S43 4WL

- NOW AVAILABLE - MOVE STRAIGHT IN
- DRIVEWAY AND GARAGE
- CUL DE SAC LOCATION - WITH GREAT ACCESS TO M1 J30
- Sorry no pets or smokers
- CALL HUNTERS NOW
- 3 WELL PROPORTIONED BEDROOMS
- Newly decorated
- SOUGHT AFTER LOCATION
- Working applicants preferred or guarantor essential
- Calls Answered 24/7

**£1,000 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE



## NOW AVAILABLE FOR IMMEDIATE LET -MINIMUM 12 MONTH TENANCY

Nestled in the charming area of Shunters Drift, Barlborough, this delightful semi-detached house, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, one family bathroom and downstairs WC. This property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, alongside a convenient downstairs WC. The kitchen/diner to the rear, offers ample space for family meals.

The first floor features three generously sized bedrooms, ensuring that everyone has their own personal space. The modern three-piece bathroom with shower over bath.

Externally, the property boasts a driveway with parking for one vehicle, along with a single garage, providing secure storage. The rear the property has a private garden and lovely outdoor space from the patio doors.

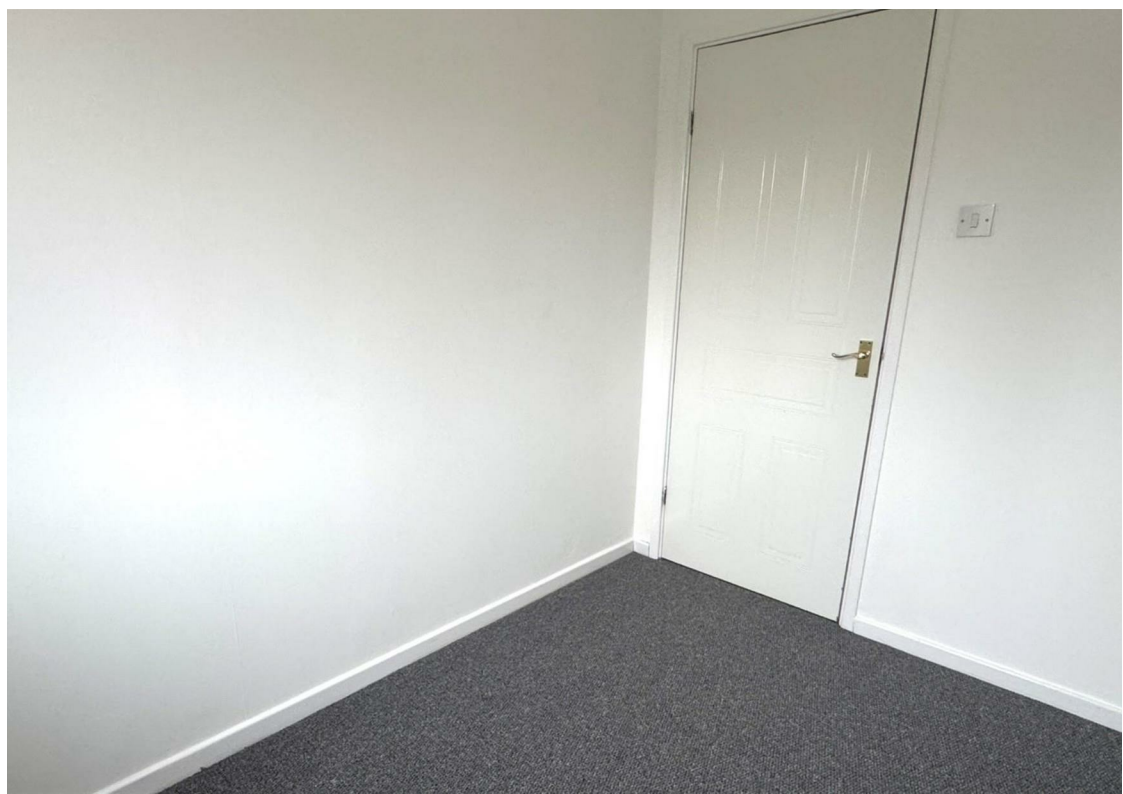
Situated conveniently for access to the M1 at Junction 30, commuting to Chesterfield or Sheffield is a breeze. Furthermore, the property is located within the catchment area of local schools and amenities, making it an excellent choice for families.

This charming home is not to be missed. To arrange a viewing and experience all that this property has to offer

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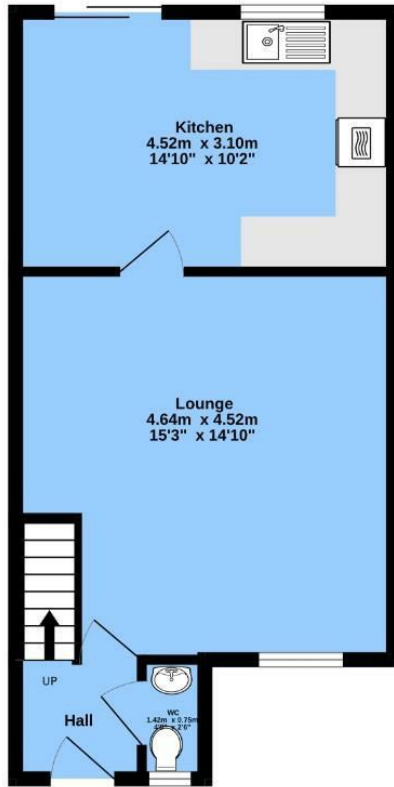
Call Hunters Today  
Calls taken 24/7



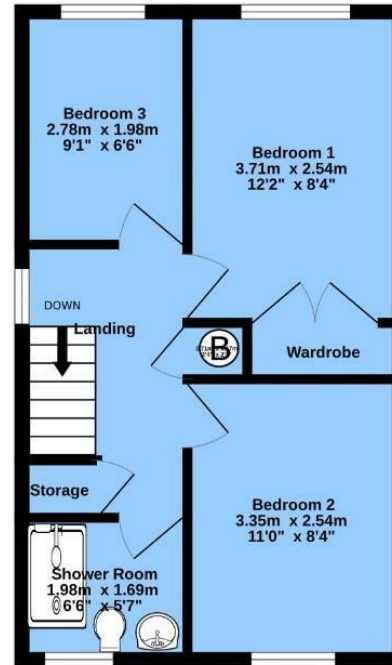




GROUND FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR  
34.9 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA : 73.1 sq.m. (787 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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		85
(69-80) C	70	
(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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