



44 Shirland Street, Stonegravels, Chesterfield

£775 Per Calendar Month

HUNTERS®

HERE TO GET *you* THERE

- 2 double bedroom end terrace
- Close to town centre, train station, bus routes and Calow Royal Hospital
 - Downstairs bathroom
- On street parking and rear garden
- Sorry no pets or smokers. Working applicants preferred or guarantor essential.

- AVAILABLE NOW
- Lounge, spacious kitchen/diner, rear entrance hall
 - GCH system, uPVC DG and re-roofed
- Viewing recommended

Available now - For immediate occupation!

Have a look at this tidy 2 bedroom terrace for rent - this great home located within easy walking distance of Chesterfield College and the Town Centre with its many local amenities. The property has been fully redecorated for this new tenancy - Must See!

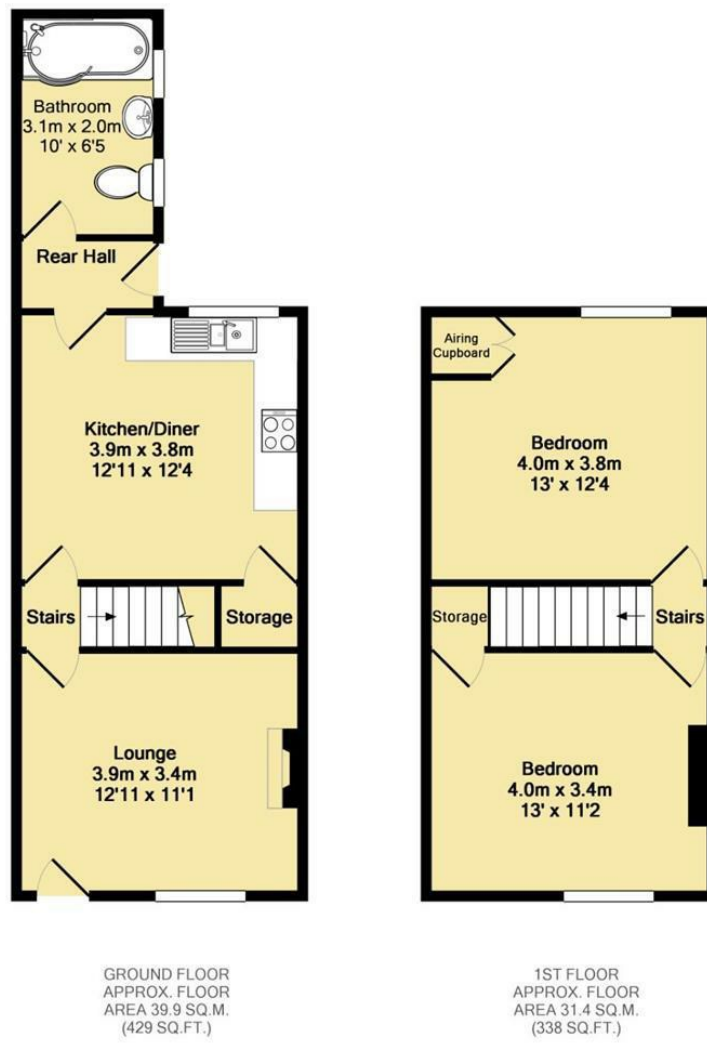
The two double bedroom end terrace comprises: - lounge with feature fireplace and decorative fireplace (not to be used), spacious fitted kitchen diner, rear entrance hallway, large downstairs bathroom and two first floor double bedrooms fitted with extra storage options in both rooms.

The property has a gas centrally heating system and is uPVC double glazed.
Outside sees on street parking and a private rear garden.

Sorry no pets or smokers.
Working applicants preferred or guarantor essential.

Contact Hunters to enquire today!
Calls taken 24/7





TOTAL APPROX. FLOOR AREA 71.2 SQ.M. (767 SQ.FT.)
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) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(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

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