

## 69 Barker Lane, Brampton, Chesterfield, S40 1EQ

- Great 3 bed semi detached property
- Entrance hall, Lounge, Fitted Kitchen/Diner
  - 3 Bedrooms, Family bathroom
  - Driveway parking
- Great location close to Chatsworth Road amenities
- Available now!
- Utility Room & Downstairs WC
- Gas central heating & uPVC double glazed
- Enclosed rear garden
- Call Hunters to view!

**£815 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE



Now available for immediate let!

Take a viewing at this super 3 bedroom semi-detached house, situated in a sought-after location of Brampton & close to all the fab amenities of Chatsworth Road.

Downstairs comprises of a handy entrance porch leading to the stairway & large lounge, with chimney breast features - This follows through to a modern fitted kitchen with integrated appliances, being open plan this also includes a dining area making it perfect for families and entertaining alongside a utility area & separate downstairs WC.

Upstairs, you will find three generously sized bedrooms together with a modern 3 piece fitted family bathroom - All rooms in positive standard and ready to move into!

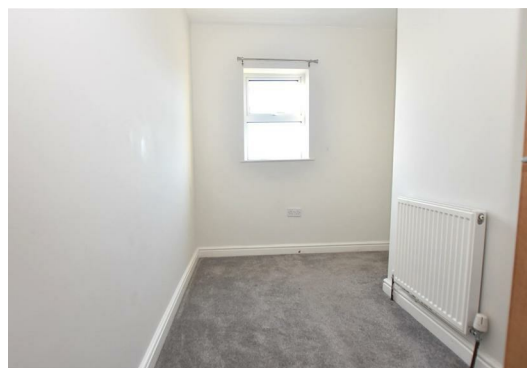
Gas central heating & uPVC Double glazed.

Outside, the property benefits from a low maintenance rear garden. On-street parking available.

EPC - D  
BAND A COUNCIL TAX - Chesterfield BC

Working applicants or guarantor required.  
Sorry no pets or smokers.

Contact Hunters now to organise a viewing!  
Calls answered 24/7

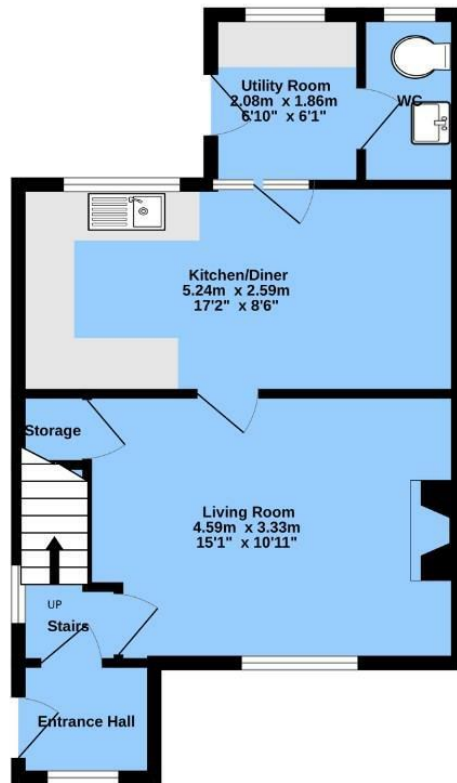




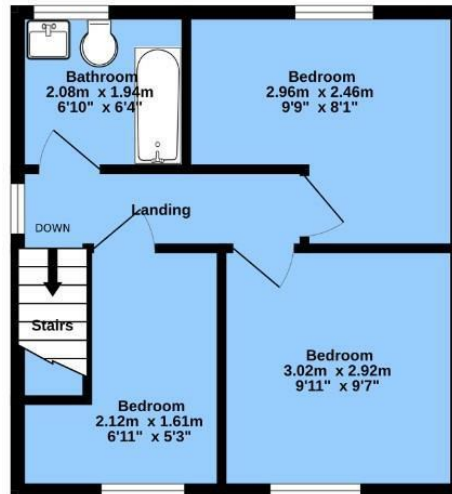




GROUND FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



1ST FLOOR  
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA: 72.6 sq.m. (781 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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

## 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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