



## 23 Fairfield Road, Chesterfield, S40 4TR

£1,100 Per Week

- Semi Detached House
- Close to Town Centre & Train Stn Location
- Two Reception Rooms
- FOUR Bedrooms
- Enclosed Rear Yard
- Offers Spacious Living Throughout
- Offers Excellent Potential
- Kitchen, Conservatory, Cellar
- Bathroom & Study
- Available to Rent Now!

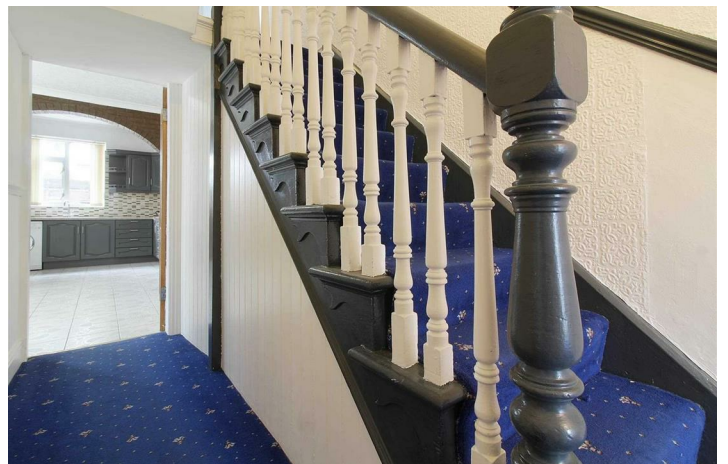
# 23 Fairfield Road, Chesterfield S40 4TR

A well proportioned FOUR Bedroom Semi Detached Period Residence, which is located in a popular & convenient area, which is short walking distance of the Town Centre and Train Station.  
Further benefiting from; gas central heating, uPVC double glazing, low maintenance rear yard with outside wc room and also with nearby schools, transport links and is available NOW to Rent!  
The living accommodation is split over three level and comprises of; Hall, Lounge, Dining Room, Kitchen, Conservatory, Cellar, Four Bedrooms, Family Bathroom and Study Room.  
Viewing is advised to fully appreciate the potential of this deceptively spacious house!  
This Property is Offered Unfurnished.

Total floor area; 162.8 Sq. M / 1752 Sq. Ft



Council Tax Band: C



## **Lounge**

13'7" x 12'6"

## **Dining Room**

12'4" x 10'11"

## **Kitchen**

18'2" x 11'5"

## **Conservatory**

14'5" x 7'9"

## **Hall**

## **Cellar**

18'2" x 6'0"

## **First Floor - Landing**

## **Bedroom**

16'3" x 12'6"

## **Bedroom**

12'6" x 10'11"

## **Bedroom**

11'1" x 8'2"

## **Bathroom**

11'5" x 6'4"

## **Second Floor**

## **Bedroom**

15'0" x 11'0"

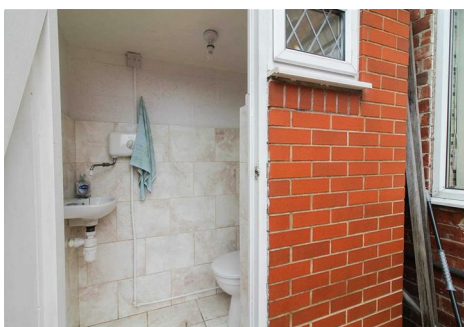
## **Study**

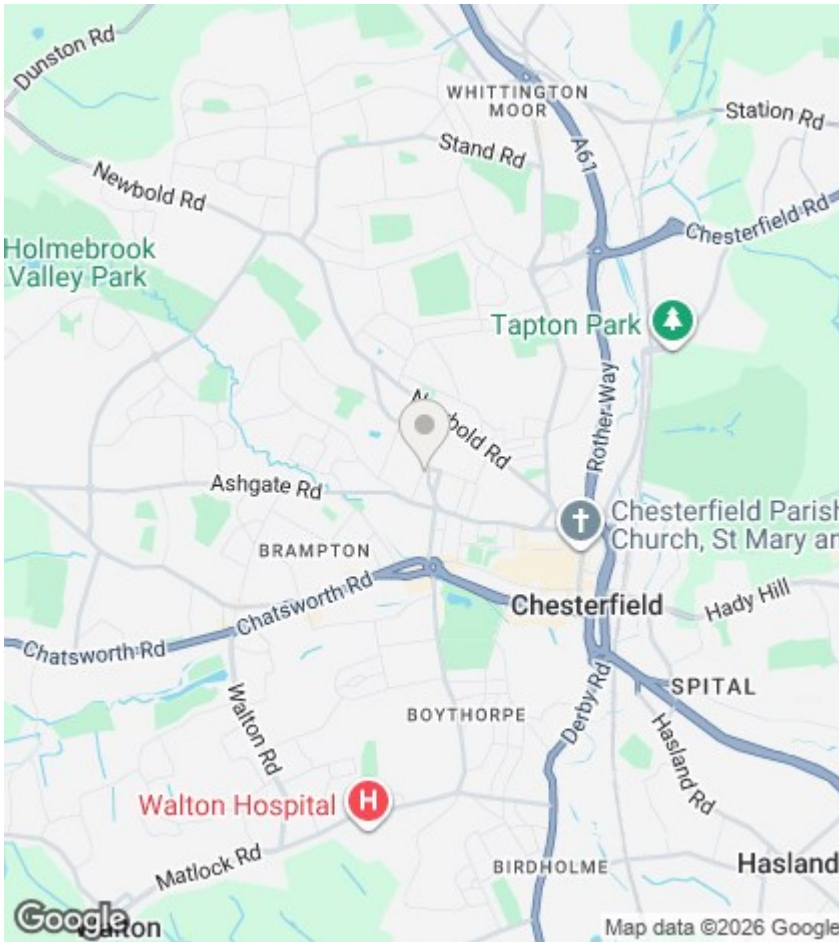
7'3" x 5'11"

## **Outside**

## **Outside WC Room**







## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(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	



TOTAL: 162.8 m<sup>2</sup> (1,752 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PlanetViz.com