



Sandpiper Court, Sheffield Road Chesterfield S41 9EH
£750 PER CALENDAR MONTH

- Stunning New Build Properties
- Ideal for Chesterfield and Sheffield
- Available from May 2015
- 2 doubles & 1 single bedroom
- Built in furniture
- 3 Bathrooms
- Secure private parking
- £500 bond essential

FRONT OF PROPERTY

A stunning development of 6 new build 3 bedroom properties. Built in an L formation in two rows of 3 consisting of 4 corner properties and 2 mid-terraces. The development is accessed via private barrier access offering secure parking of 1 space per property plus ample visitor parking. Ramps lead to the front entrance providing disabled access.

FRONT OF PROPERTY VIEW 2



ENTRANCE

A small entrance with neutral decor and dark hard wearing flooring provides access to the ground floor and stairs to the first floor.



KITCHEN DINER

Large open plan kitchen diner.

Dining Section: Excellent space with neutral decor and carpet flooring, overlooking the front of the property. Ample room for numerous items of dining furniture or could be used as a second lounge. 2 radiators. Under stair storage. A short hallway leads to the downstairs WC and lounge.

Kitchen Section: Leading from the dining area, the area contains modern wall and base units across two walls. Built in electric hob, oven and extractor. Also provided is a washing machine and fridge freezer. Neutral decor and flooring.

KITCHEN DINER VIEW 2



OFFERS

Offers must be made through SPIRE ESTATES. Before contacting your solicitor or mortgage lender we advise that you **MUST** make your offer to our office in person, as any delay may result in the sale being agreed to another purchaser and unnecessary costs being incurred. To comply with the Estate Agents (Undesirable Practices) Order 1991, we are under obligation to check into a purchasers financial situation before recommending an offer to a vendor. Therefore, prior to any offer being accepted you must make an appointment with our staff in order for us to financially qualify your offer. If you are making a cash offer which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

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KITCHEN DINER VIEW 3



DOWNSTAIRS WC

A wide entry door provides access to the wheelchair friendly bathroom containing a matching white suite of WC and wash basin. Mirror above the basin, one radiator. Neutral decor and flooring.



LOUNGE

Large lounge overlooking the rear of the property. Excellent space convenient for numerous amounts of furniture. Neutral decor and carpet flooring. Natural light provided by one window and double doors giving access to the rear. 2 radiators.



LOUNGE VIEW 2



REAR OF PROPERTY

Private enclosed rear garden (3 properties with lawn and patio, 3 properties with patio). The 4 end properties can also be accessed via private secure gates to the side giving access to the rear.

BEDROOM 1

Largest of the double bedrooms, with en suite bathroom, overlooking the front of the property. Built in double wardrobe provides plenty of storage. Dressing table with 3 drawers and large mirror. Built in headboard and two bedside tables. Plenty of room available for a double/king size bed and numerous other items of furniture. 1 radiator. Neutral decor and carpet flooring.



BEDROOM 1 VIEW 2



BEDROOM 1 EN SUITE

Fully tiled bathroom contains matching suite of white WC and wash basin with a large walk in shower cubicle hosting an electric shower. Mirror above the basin, one radiator.



BEDROOM 1 EN SUITE VIEW 2



BEDROOM 2

Double bedroom overlooking the rear of the property. Built in double wardrobe provides plenty of storage. Built in headboard and two bedside tables. Plenty of room available for a double/king size bed and numerous other items of furniture. 1 radiator. Neutral decor and carpet flooring.



BEDROOM 2 VIEW 2



BEDROOM 3

Smallest of the bedrooms overlooking the rear of the property. Built in double wardrobe provides plenty of storage leaving room for a single bed. 1 radiator. Neutral decor and carpet flooring.



BEDROOM 3 VIEW 2



MAIN BATHROOM

Large fully tiled bathroom contains matching suite of white WC, bath and wash basin with a shower fitted above the bath. Mirror above the basin, one radiator.



FEES & VIEWING INSTRUCTIONS

Fees may apply, charged by the Landlord, NOT Spire Lettings.

Appointments to be arranged with Spire Lettings. Information will be passed to the Landlord who will contact you to arrange a convenient appointment. Interested parties must be punctual for appointments. Non arrival or prior cancellation could lead to a charge.

DIRECTIONS

From Chesterfield Town Centre, take the A61 towards Sheffield. At the next roundabout continue straight on the A61. At the next roundabout take 3rd exit continuing on the A61. Take the exit sign for Unstone/Dronfield. At the end of the slip road turn right onto Sheffield Road. Approximately 1/2 mile on your left is the Sandpiper Hotel. Take the second entrance in to Sandpiper Court.

TO VIEW THIS PROPERTY - please call us on 01246 541253 or email lettings@spire-estates.com

IMPORTANT NOTE - SPIRE ESTATES have not tested any appliances, services or fittings detailed in this brochure. Therefore no warranty can be given on their condition. Potential purchasers are highly recommended to have detailed inspections on any such items to ensure they meet required standards. You are advised to check that all items described in this brochure are included in the sale with your legal adviser prior to exchange of contracts. All measurements are an approximation only. The photographic images are an aid to the description of the property.