



Queen Street, Pilsley, Chesterfield, S45 8HA

welcome to

Queen Street, Pilsley, Chesterfield

GUIDE PRICE: £90,000 - £100,000 Ideal for the first time buyer is this deceptively spacious TWO BEDROOM, END-TERRACE house with a modern kitchen and family bathroom. Featuring good transport links to the M1. Viewing is essential to appreciate the accommodation on offer!



Lounge

13' 4" to side of chimney x 11' 2" (4.06m to side of chimney x 3.40m)

A front facing PVCu double glazed door leads into this spacious lounge featuring a front facing PVCu double glazed window, a wall mounted electric fire place and a central heating radiator. A door opens into the;

Inner Hall

Offering access to the dining room through an open arch and having an understairs cupboard for storage.

Dining Room

13' 4" to side of chimney breast x 12' 7" (4.06m to side of chimney breast x 3.84m)

Housing the stairs rising to the first floor and featuring a rear facing PVCu double glazed window and a central heating radiator. Finished with laminated flooring and a door offering access to the kitchen.

Kitchen

This modern kitchen features a range of wall and base units complete with worktops. Comprising of; a integrated double electric oven, stainless steel sink and drainer, fridge freezer, hob and cooker hood. Additionally, there is a central heating radiator, a door to the utility room and a side facing PVCu double glazed door leading out to the rear of the property. Finished with tiled splashbacks and a side facing PVCu double glazed window.

Utility Room

8' 4" x 4' 3" (2.54m x 1.30m)

This utility room houses the boiler and has plumbing for a washing machine. Complete with tiled flooring and a rear facing aluminium door.

Landing

Stairs rising from the dining room lead up to the first floor landing with access being given to the loft through a hatch.

Bedroom One

12' 9" x 10' 4" to side of chimney (3.89m x 3.15m to side of chimney)

This bedroom has a rear facing PVCu double glazed window, a central heating radiator and a built-in storage cupboard.

Bedroom Two

13' 4" to side of chimney x 11' 2" (4.06m to side of chimney x 3.40m)

A spacious bedroom with a front facing PVCu double glazed window and a central heating radiator.

Bathroom

A contemporary style family bathroom with a low flush W.C., a wash hand basin and a roll top bath with a separate enclosed mains shower cubicle. Finished with tiled splashbacks and a rear facing PVCu double glazed window.

Outside & Exterior

To the rear of the property is a sizeable, enclosed yard area and a shed.



view this property online williamhbrown.co.uk/Property/CSF100695



welcome to

Queen Street, Pilsley, Chesterfield

- ***GUIDE PRICE: £90,000 - £100,000***
- Ideal for First Time Buyers or Investors alike
- Two bedroom's
- End-terrace house
- Spacious accommodation throughout
- Modern and spacious kitchen and bathroom
- Kitchen with separate utility room & dining room
- Situated in the popular residential area of Pilsley and with good transport links to the M1

Tenure: Freehold EPC Rating: E

guide price

£90,000 - £100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSF100695

see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Ref:
CSF100695 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk