



2 Back Lane
Pilsley
Chesterfield
S45 8HJ

£825 Per Calendar Month

- Gas central heating
- Brand new boiler
- Well-appointed kitchen
- Sealed unit double glazing
- Pleasant View to rear
- Let & Managed by Scargill Mann & Co

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A two bedroom semi detached property, Gas central heating., sealed unit double glazing, entrance hall, open plan living/dining room, well appointed kitchen with integrated appliances, bedroom, well fitted bathroom, pleasant views to the rear.

LOCATION

Pilsley is a pleasant village on the edge of chesterfield and the peak district national park, with regular bus services to Chesterfield and Alfreton.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM

3.50m x 3.35m (11'5" x 10'11")

Brand new carpet, electric feature fireplace, radiator. Sliding door leading to-

OPEN PLAN LOUNGE/DINING ROOM

7.23m x 3.93m (23'8" x 12'10")

Newly decorated open plan lounge dinner with carpet and wood effect vinyl. Feature electric fire, central heating and patio doors leading to patio area.

KITCHEN

3.57m x 2.66m (11'8" x 8'8")

Well appointed fitted kitchen with a range of base cupboards and drawers units with a matching range of wall mounted cabinets over. Work preparation surfaces with matching up-stands are inset with a stainless steel sink and side drainer unit with mixer tap over and a brand new four ring gas hob. Double electric oven.

TO THE FIRST FLOOR

BEDROOM ONE

3.95m x 3.30m (12'11" x 10'9")

With window to the front with pleasant views. Built in storage cupboard. Radiator and ceiling light point.





BEDROOM TWO

3.67m x 3.03m (12'0" x 9'11")

With door leading to balcony pleasant views. Built in storage cupboard. Radiator and ceiling light point.

BATHROOM

2.37m x 1.73m (7'9" x 5'8")

Attractively appointed with fitted w.c and wash hand basin. Walk in shower unit with electric shower, tiled surrounds, vinyl flooring.

OUTSIDE & GARDENS

Beautiful present garden with lawned area.

GARAGE

5.96m x 2.39m (19'6" x 7'10")

Large garage housing the brand new boiler.

DIRECTIONAL NOTE

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available now.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

NO APPLICATION FEES!



DEPOSIT

5 Weeks Rent.

ADDITIONAL NOTE

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

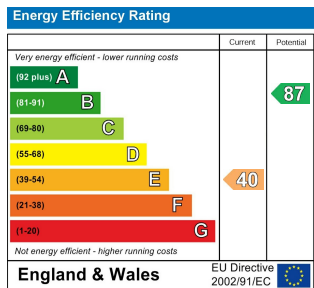
Heating: Gas central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.





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