



Guide Price £200,000 Freehold

52 STATION ROAD | PILSLEY | CHESTERFIELD | S45 8BG

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £200,000 - £210,000 ***

CONVENIENCE ON YOUR DOORSTEP!... Presenting you this house on Station Road in Pilsley, Chesterfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, making it a wonderful place to call home. Let's take a look inside...

As you step inside, you are welcomed into a spacious reception room with a bay window to the front, allowing a wealth of natural daylight to flow through. Next door is a versatile dining room, perfect for entertaining with family and friends. The well-appointed kitchen, adjacent to the reception area, provides a functional yet stylish environment for culinary adventures, with modern appliances and plenty of storage. The ground floor also features a lovely conservatory to enjoy all year round.

Venturing upstairs, you will discover three generously sized bedrooms, all offering a blank canvas to add your own stamp. A neutral family bathroom completes this level.

Outside, the property boasts a charming garden that invites you to enjoy the fresh air and sunshine. The outdoor space is perfect for summer barbecues, gardening, or simply soaking up the tranquillity of your surroundings. With a driveway to the front providing off-street parking, this home combines practicality with a delightful outdoor retreat.

Call now to arrange a viewing!





Lounge 13'4" x 11'2"

Carpeted flooring, central heating radiator, ample seating space and a bay window to the front elevation.

Dining Room 13'4" x 13'3"

Versatile reception room with laminate flooring, a feature fireplace and a window to the rear.

Kitchen 16'10" x 8'3"

Fully equipped kitchen with matching gloss cabinets, worktops over, inset sink with drainer and integrated appliances. Windows to the side elevation.

Conservatory 10'6" x 9'5"

With surrounding windows and patio doors opening onto the rear garden.

Landing

With access into;

Bedroom One 13'4" x 11'3"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 13'9" x 10'3"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 9'8" x 8'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom

Neutral three piece suite with a hand wash basin, low flush WC and a bath. Window to the side.

Outside

Low maintenance frontage with a gravel driveway allowing for secure off road



parking. The rear garden hosts an enclosed artificial lawn, patio seating area and fence surround.





Total floor area: 106.1 sq.m. (1,142 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.Propertybox.io

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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