



**Rouse Street, Pilsley, Chesterfield, Derbyshire S45 8BE**

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**£140,000**

**PINEWOOD**



**Rouse Street  
Pilsley  
Chesterfield  
Derbyshire  
S45 8BE**



**£140,000**

**2 bedrooms  
1 bathrooms  
2 receptions**

- Ideal for Investors or First Time Buyers
- Close to Amenities and Motorway Access
- Downstairs W.c/Cloakroom
- Landscaped Rear Garden
- Two Double Bedrooms
- Cul De Sac Semi Rural Village Location
- Two Reception Rooms
- Modern Bathroom with White Suite, Shaped Bath with Shower Over
- Hive System Heating and uPVC Double Glazing
- Short Drive into Clay Cross, Chesterfield and Alfreton

**\*\*NO CHAIN\*\* IDEAL FOR FIRST TIME BUYERS OR INVESTORS\*\* QUIET CUL DE SAC LOCATION\*\* SEMI RURAL VILLAGE\*\* Pinewood Properties are delighted to offer to the market this beautifully presented two double bedroom semi-detached house. Ideally located close to amenities with easy access to Jct 29 of the M1, only a short drive into the towns of Alfreton, Clay Cross and Chesterfield. Bright and deceptively spacious throughout, the accommodation downstairs comprises of an entrance hall, living room, dining room, kitchen and W.C/ Cloakroom. On the first floor there are two double bedrooms and a modern family bathroom with white suite and shower over bath. Externally the property benefits from on street parking to front with a landscaped fully enclosed garden to the rear. uPVC Double Glazing and Gas Central Heating (Hive System) A viewing is strongly recommended to appreciate the quality of accommodation on offer.**

**\*\*VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

#### **LIVING ROOM**

11'1" x 11'11" (3.39 x 3.65)

The property is entered into the lounge through the uPVC door with uPVC window, radiator, neutral carpet, feature fireplace, wallpaper feature wall, wallpaper decor, coving and dado rail.

#### **DINING ROOM**

11'11" x 15'1" (3.65 x 4.61)

The second reception room has uPVC window, radiator, painted decor with decorative coving and wooden laminate flooring.

#### **KITCHEN**

6'8" x 8'9" (2.05 x 2.67)

The modern kitchen has a good range of grey wall and base units with a complimentary laminated worktop and tiled surrounds, stainless 1 1/2 bowl sink with chrome mixer tap, space for tall fridge freezer and additional freezer, space/plumbing for a washing machine, vinyl flooring, wood cladding to the walls, uPVC window, radiator and door leads to the rear inner hall.

#### **DOWNSTAIRS W.C/CLOAKROOM**

6'8" x 3'1" (2.05 x 0.94)

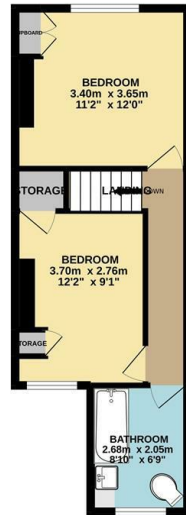
The downstairs w.c/cloakroom has a cistern w.c, painted decor, radiator and uPVC window.



GROUND FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



1ST FLOOR  
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA: 70.7 sq.m. (761 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
Made with floorplan 12/2022

DISCLAIMER

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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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BATHROOM

6'8" x 8'9" (2.05 x 2.68)

The contemporary fully tiled bathroom has a white three piece suite comprising of a shaped bath with shower over and glass screen, low flush wc and a sink set into a vanity unit with chrome mixer tap. Inset spotlights, uPVC frosted window and radiator.

BEDROOM ONE

11'11" x 11'1" (3.65 x 3.40)

This double bedroom to the front aspect has neutral carpet, painted decor, inbuilt wardrobe, radiator and uPVC window.

BEDROOM TWO

9'0" x 12'1" (2.76 x 3.70)

This double bedroom to the rear aspect has neutral carpet, inbuilt storage, radiator and uPVC window.

OUTSIDE

To the front is on street parking and to the rear is a generous landscaped fully enclosed garden with lawn and patio.

GENERAL INFORMATION

Tenure: Freehold

Energy Performance Rating: D

Total Floor Area: 761.0 sq ft / 70.7 sq m

Fully uPVC Double Glazing

Gas Central Heating: Combi Boiler - Hive heating system

Council Tax Band: A

Loft: Lighting and ladders and partially boarded

Full house alarm

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position

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