



Dale View Close, Lower Pilsley, Chesterfield, S45 8DZ

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Offers Around £185,000

PINWOOD



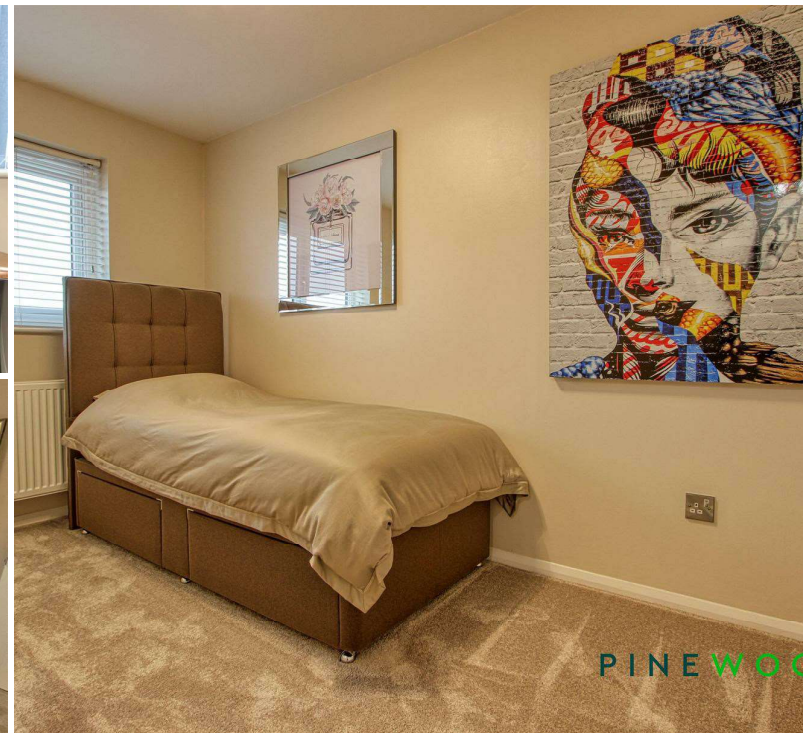
Dale View Close Lower Pilsley Chesterfield Derbyshire S45 8DZ



Offers Around £185,000

**2 bedrooms
1 bathroom
1 reception**

- TWO BEDROOM SEMI DETACHED MODERN TOWN HOUSE
- MODERN FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
 - CONSERVATORY TO REAR
- NEW SINGLE GARAGE CONSTRUCTION - RESIN DRIVE FOR TWO CARS - DROP KERB - WITH SOUTH FACING RESIN REAR GARDEN
 - GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
 - MODERN FITTED BATHROOM WITH WHITE SUITE
 - LOUNGE WITH FEASURE FIREPLACE
 - NEW FLOORING THROUGHOUT
 - FREEHOLD
 - COUNCIL TAX BAND: A



UPGRADED AND EXTENDED...Nestled in the charming Dale View Close of Lower Pilsley, Chesterfield, this delightful semi-detached house is a true gem waiting to be discovered. Boasting a spacious 953 sq ft layout, this property offers a cosy yet roomy feel perfect for comfortable living.

As you step inside, you are greeted by a welcoming reception room, ideal for entertaining guests or simply unwinding after a long day. With 2 bedrooms and 1 bathroom, there is ample space for a small family or those looking for a bit of extra room.

One of the standout features of this property is the stunning well equipped breakfast kitchen and conservatory, where you can enjoy your morning cuppa bathed in natural light. The low maintenance resin drive and garden are perfect for those with a busy lifestyle, offering a tranquil outdoor space without the hassle of constant upkeep.

Parking is a breeze with space for two vehicles, ensuring you never have to worry about finding a spot after a long day out. Additionally, the large garage space, currently used as a home office and gym, provides endless possibilities for those looking to create their own personal sanctuary.

Offered with no chain, this property is a credit to the current owners and is just waiting for someone to make it their own. Don't miss out on the opportunity to call this charming house your home sweet home in the heart of Chesterfield.

ENTRANCE HALL

Having a composite front door, a central heating radiator, laminate flooring, power and light sockets and a glazed door looking through to the lounge.

LOUNGE

13'1" x 16'6" (4.0 x 5.04)

(Reducing to 2.75m) With decorative coving, a front aspect uPVC window, a central heating radiator and laminate flooring, the room opens up at the rear with space under the stairs along with some handy storage. The focal point of the room would be the lovely fire and round point.

KITCHEN

13'1" x 7'10" (4.0 x 2.39)

A modern breakfast kitchen with high gloss door and drawer fronts and modern slimline worktops with integrated induction hob, oven and microwave/oven, a composite style sink, dishwasher and space under the counter for a washing machine and the units are arranged to accommodate an American style fridge/freezer. Having a central heating radiator, fully tiled floor and a window looking through into the conservatory.

CONSERVATORY

9'8" x 8'8" (2.95 x 2.65)

Fitted to a brick base with uPVC windows and a monopitch heat shield style roof, with a utility area comprising the same units as the main kitchen. Having a wall mounted electric fire, power and light.

GARAGE

9'3" x 24'3" (2.84 x 7.4)

Currently split into two sections with a gym area along with tool store and having double composite doors to the front aspect, the rooms are separated by a door leading through to a working office to the rear of the garage.

BEDROOM ONE

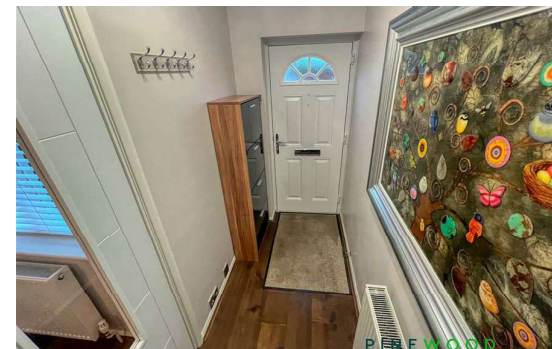
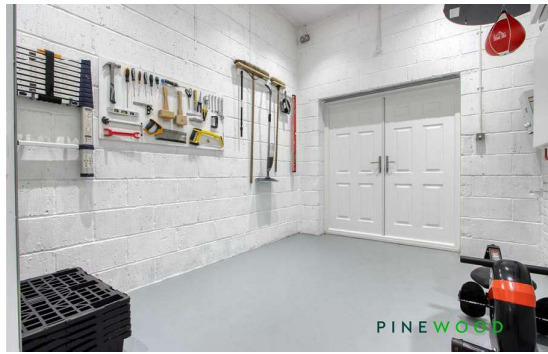
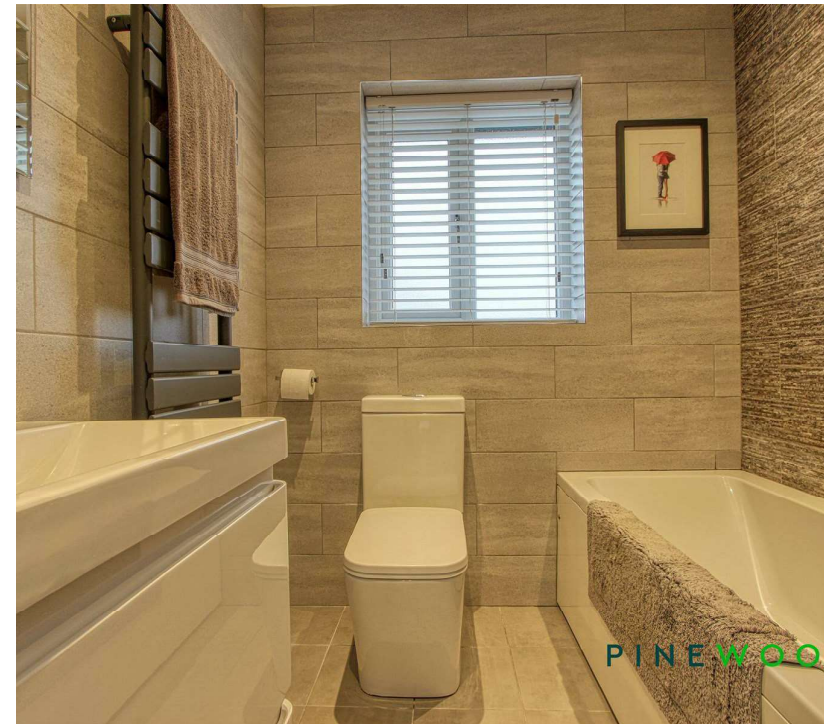
13'1" x 12'7" (4.0 x 3.84)

(Reducing to 3.05m) A spacious double bedroom with a front aspect uPVC window and having some hand space over the stairs that fits a double wardrobe. Having a central heating radiator and a fitted carpet.

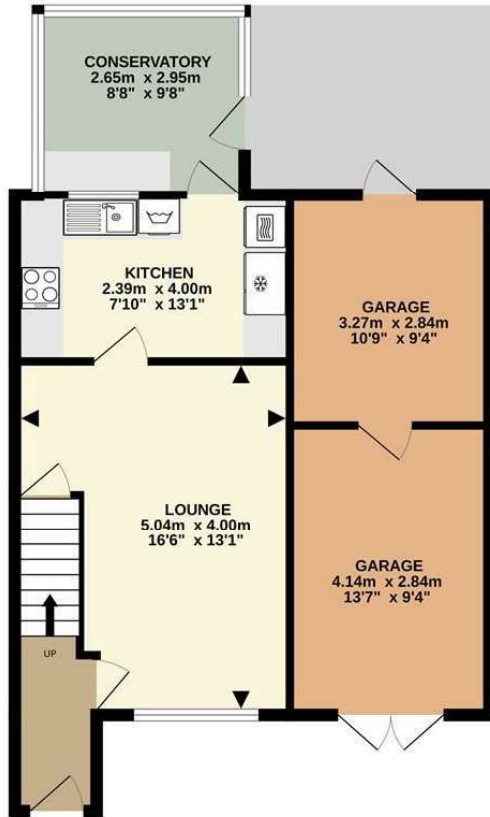
BEDROOM TWO

6'9" x 11'9" (2.08 x 3.60)

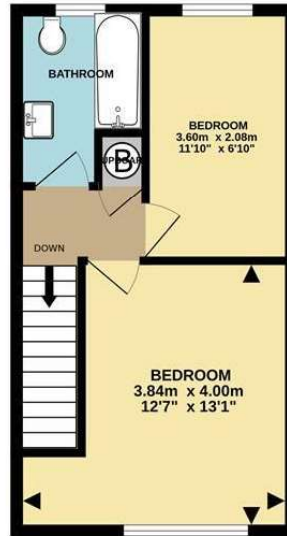
With a rear aspect window, a central heating radiator and fitted carpet.



GROUND FLOOR
59.5 sq.m. (640 sq.ft.) approx.



1ST FLOOR
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (953 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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FAMILY BATHROOM
5'11" x 8'3" (1.82 x 2.52)

A lovely fully tiled family bathroom with downlighters, a bath tub with mixer shower, monoblock infinity style taps, a vanity style sink unit, low flush WC, modern towel radiator and a fully tiled floor.

OUTSIDE

On exit the conservatory is an enclosed part of the garden with a monopitch roof and resin flooring, this leads through to the garage and also a rear part of the garden that has two self erected canopies.

GENeRAL INFO

- IMPROVED GARAGE - With Planning Permission & Building Regulations
- DROPPED KERB
- RESIN DRIVE & REAR GARDEN
- FREEHOLD
- uPVC DOUBLE GLAZING
- GAS BOILER CENTRAL HEATING
- EPC RATED C
- TOTA FLOOR AREA 953.00 sq ft / 88.6 sq m
- LOFT - PARTIALLY BOARDED

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.

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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