



36 Hardstoft Road,  
Pilsley S45 8BL

OFFERS IN THE REGION OF

£139,950

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WILKINS VARDY

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# £139,950

TWO BED END TERRACED HOUSE - NO CHAIN - REQUIRING MODERNISATION/REFURBISHMENT - GENEROUS PLOT

Offered for sale with no chain is this delightful end terraced house which offers 769 sq.ft. of well proportioned accommodation, which requires modernisation/refurbishment. The property benefits from two good sized reception rooms and a kitchen with integrated cooking appliances. With two double bedrooms and a good sized bathroom, the property is perfect for first time buyers, small families or those looking to downsize.

Located in a semi rural location with an open outlook to the front, the property is well placed for the amenities in Tibshelf and Clay Cross, and easily accessible for the A61, A38 and M1 Motorway.

- End Terraced House in need of Modernisation/Refurbishment
- Kitchen with Integrated Cooking Appliances
- Two Good Sized Reception Rooms
- Rear Entrance Porch
- Two Double Bedrooms
- Good Sized Bathroom
- South East Facing Rear Garden
- NO CHAIN
- EPC Rating: E

## General

Gas central heating (Alpha Combi Boiler)  
Mixture of uPVC, wooden framed single glazed and wooden framed sealed unit double glazed windows  
Gross internal floor area - 71.4 sq.m./769 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

## On the Ground Floor

A wooden front entrance door open into the ...

## Living Room

12'1 x 11'3 (3.68m x 3.43m)

A good sized front facing reception room having a feature fireplace with a wood surround, tiled hearth and cast iron tiled open grate.

## Centre Lobby

Having a door opening to a built-in under stair store.

## Dining Room

12'5 x 12'1 (3.78m x 3.68m)

A second good sized reception room, being rear facing and having a feature exposed brick fireplace with multi-fuel stove.

Built-in storage.

A door gives access to a staircase which rises to the First Floor accommodation.

An opening leads through into the ...

## Kitchen

8'6 x 7'4 (2.59m x 2.24m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Vinyl flooring.

A wooden framed single glazed door gives access into the ...

## Rear Entrance Porch

Being of wooden framed and single glazed construction and having a door giving access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

12'1 x 11'3 (3.68m x 3.43m)

A good sized front facing double bedroom.

## Bedroom Two

12'4 x 9'2 (3.76m x 2.79m)

A good sized rear facing double bedroom, having a built-in over stair airing cupboard which houses the gas combi boiler.

## Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

Laminate flooring.

## Outside

There is a walled forecourt garden and a path leading up to the front entrance door. On street parking is available in the area.

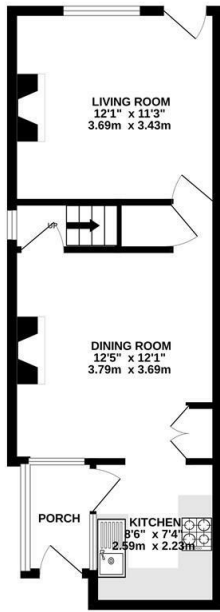
A shared path to the side of the property gives access to the south east facing rear garden.



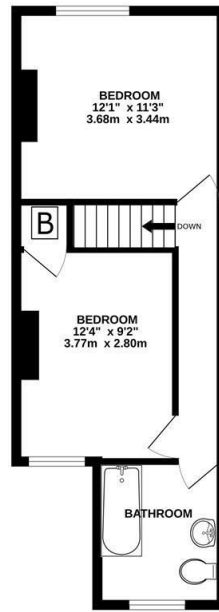




GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.

Whilst 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, options and appliances shown here may not be tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>54</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, multi-fuel stove, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tibshelf Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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