



Rupert Street, Lower Pilsley, Chesterfield, S45 8DB
Offers in the region of £170,000



Welcome to this charming end terrace house located on Rupert Street in the picturesque village of Lower Pilsley, Chesterfield.

Upon entering the property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house boasts two well-appointed bedrooms, offering ample space for a small family or guests. The recently renovated bathroom provides a modern touch to the property.

One of the highlights of this house is the extended kitchen dining area, providing a spacious and bright environment for cooking and enjoying meals with loved ones. The extension adds a contemporary feel to the traditional charm of the house.
Call now to view 01246 232156

With parking available for one vehicle, you'll never have to worry about finding a spot after a long day. The fantastic location of this property offers convenience and easy access to local amenities, schools, and transport links, making it ideal for first-time buyers looking to settle in a welcoming community.



GROUND FLOOR

Entrance Porch

3'2" x 4'6" (0.99 x 1.38)

This consists of a double glazed window with uPVC front door and oak door leading into the Living Room.

Living Room

11'9" x 13'6" (3.60 x 4.12)

Located to the front of the property with central heating radiator and large, double glazed bay window. Access is given to the Kitchen Diner via a further oak door.

Kitchen Dining Room

18'4" x 13'6" (5.60 x 4.12)

The focal point of the property is the stunning Kitchen Diner. It has wood effect laminate flooring, 2 central heating radiators and a large double glazed window. There are stairs leading to the first floor and a double glazed door leading to the Rear Garden. The Kitchen area has ample wall and base units and incorporates a single sink and drainer alongside dishwasher, electric oven, electric hob and extractor fan over and integrated fridge freezer. There is a store cupboard located underneath the stairs which houses the boiler and shelf which has space and plumbing for a washing machine.

FIRST FLOOR

Landing

With a double glazed window and provides access to the Bathroom and both Double bedrooms.

Bedroom One

11'8" x 8'2" (3.58 x 2.49)

Located to the front of the property with a large double glazed window and radiator below.

Bathroom

8'0" x 4'11" (2.44 x 1.50)

A spacious Bathroom located to the front of the

property. It boasts a heated towel rail, tiled flooring and walls, double glazed window with obscured glass and a three piece bathroom suite in white which includes a low flush WC, pedestal wash basin with storage below and bath tub with shower over.

Bedroom Two

9'6" x 10'0" (2.90 x 3.06)

Located to the rear of the property with a large double glazed window and radiator below. There is also a storage cupboard which is located above the stairs.

EXTERNAL

Front Garden

The Front Garden has a small lawned area and stairs leading up to the front door. There is access down the side of the property which is shared and leads to the parking at the side of the house.

Rear Garden

The Rear Garden has a stone path leading to the end of the garden where a patio resides, the garden has a new fenced boarder and beautiful views over Countryside.- There is a right of way through the garden from one other property.

IMPORTANT NOTE

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions

should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

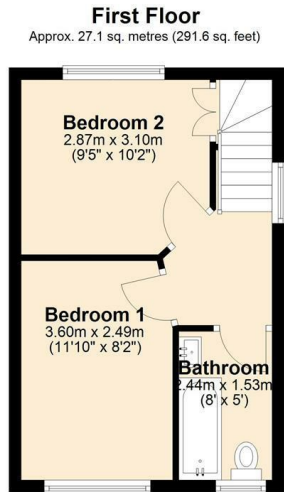
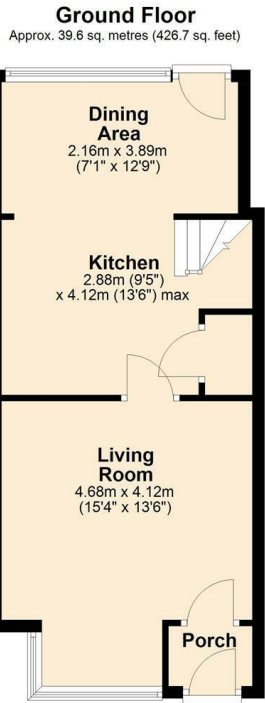
5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 66.7 sq. metres (718.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



4 Glumangate, Chesterfield, S40 1QA
 Telephone: 01246 232156
 E-Mail: residential@wtparker.com
 Website: www.wtparker.com