



18 Warren Close, Pilsley, Chesterfield, S45 8ES
£155,000



Nestled in the charming area of Warren Close, Pilsley, Chesterfield, this delightful semi-detached house presents an excellent opportunity for first-time buyers. The property boasts two spacious double bedrooms, providing ample room for relaxation and personalisation. The well-appointed bathroom ensures convenience for daily living.

As you enter, you will find a welcoming reception room that flows seamlessly into a modern kitchen diner. This contemporary space is perfect for both cooking and entertaining, with easy access to the rear garden, ideal for enjoying the outdoors during warmer months. The double-glazed windows throughout the home not only enhance energy efficiency but also allow natural light to flood the interiors, creating a bright and inviting atmosphere.

For those with vehicles, the property offers off-street parking for two cars, along with gated access, ensuring both security and ease of access. This home is perfectly suited for individuals or couples looking to take their first step onto the property ladder.

With its appealing features and convenient location, this semi-detached house on Warren Close is a wonderful choice for anyone seeking a comfortable and modern living space in Chesterfield. Don't miss the chance to make this lovely property your new home.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Living Room

14'10" x 11'6" (4.53 x 3.52)

Located to the front of the property, the Living Room has wood effect laminate flooring, large double glazed bay window and radiator. Access is given to the Entrance Hallway and up to the first floor via open plan stairway.

Kitchen Diner

9'1" x 11'6" (2.77 x 3.52)

The Kitchen Diner is located to the rear of the property. It has wood effect laminate flooring, double glazed window and uPVC door alongside a double radiator. There are ample wall and base units incorporating a spacious worktop and single sink with drainer and mixer tap. There's ample space for a stand alone cooker, washing machine and undercounter Fridge. The Combi boiler is also housed here.

FIRST FLOOR

Landing

This is carpeted and provides access to both bedrooms and the Bathroom. Access is also given to the roof space which is boarded and also has a light.

Bedroom One

9'1" x 11'6" (2.77 x 3.52)

A spacious double bedroom located to the rear of the property with carpeted flooring, radiator and double glazed window.

Bathroom

5'4" x 8'6" (1.65 x 2.60)

The Bathroom is a good size and has wood effect vinyl flooring, radiator and tiled walls. It boasts a three piece bathroom suite in white which includes a low flush WC, pedestal wash basin and bath with shower over.

Bedroom Two

8'6" x 11'6" (2.60 x 3.52)

The second bedroom is located to the front of the property. It has carpeted flooring, a large double glazed window and radiator.

EXTERNAL

Front

The front of the property is beautifully presented with a small lawned area and driveway which leads to a secure wooden gate giving access down the side of the property to the rear garden.

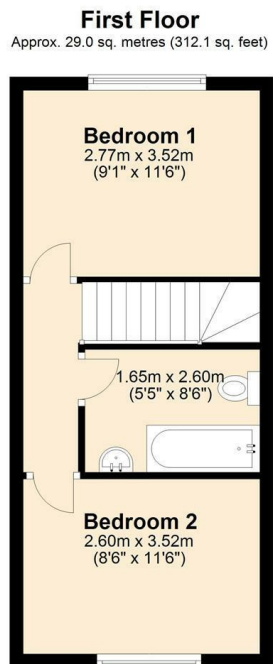
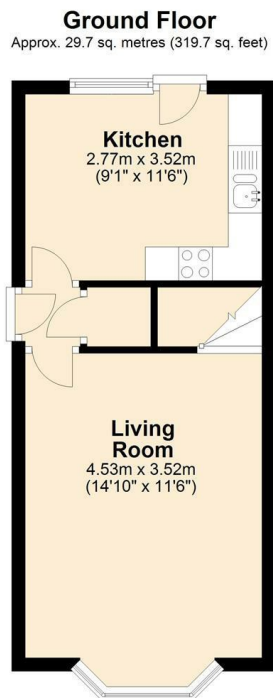
Rear Garden

The Rear Garden is fully enclosed by a fence. It has a large patio area and then is lawned up to the Garden Shed.

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. 58.7 sq. metres (631.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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