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estate agents

28 Dale View Road

Lower Pilsley, Chesterfield, S45 8DR

Guide price £175,000

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8DR

Guide Price £175,000 - £180,000

**BUY NOW BEFORE INCREASES IN STAMP
DUTY ON THE 31ST MARCH 2025 !!**

Well presented and deceptively spacious !
Perfect for first time buyers, small families or
investors alike!

Conveniently situated and having a good
roadside presence within this extremely
popular semi-rural residential suburb to the
South East of the town centre.

Placed within easy access of nearby schools,
shops, transport links including the M1
motorway and Five Pits Trail this property
benefits from Gas central heating with a
Worcester Bosch Combi boiler, & uPVC double
glazing.

Internally the accommodation comprises of
entrance hall, front reception room, rear dining
kitchen, Conservatory. Two first floor double
bedrooms and modern partly tiled bathroom
with 3 piece suite.

Front driveway which provides ample car
standing space for two vehicles and leads to
the Attached Single Garage. Enclosed rear
gardens with lawn and fenced boundaries.





Additional Information

uPVC double glazing
Gas central heating -Combi Boiler- 4 yrs old +serviced
Gross Internal Floor Area - 91.8 Sq.m / 987.8 Sq.Ft.
Council Tax Band - A
Primary School Catchment Area -Tupton Hall School

Entrance Hall

6'1" x 3'9" (1.85m x 1.14m)
uPVC entrance door. Staircase to the first floor



Reception Room

16'8" x 13'2" (5.08m x 4.01m)
Front aspect window. Feature fireplace with wood surround, marble back and hearth with electric fire. Useful under-stairs store cupboard. Laminate flooring

Dining Kitchen

13'2" x 7'9" (4.01m x 2.36m)
Comprising of a range of Cream Gloss base and wall units with complimentary work surfaces having inset stainless steel sink unit and tiled splash backs. Integrated electric oven, gas hob and chimney extractor above. Integrated fridge freezer and space for washing machine. Rear glazed door leads into the Conservatory.



Conservatory

10'9" x 9'6" (3.28m x 2.90m)
uPVC a conservatory having some recent new units. sliding doors lead onto the rear gardens. Laminate flooring.

First Floor Landing

5'9" x 3'0" (1.75m x 0.91m)
Access to the insulated loft space. Airing. Cupboard with Worcester Bosch Combi Boiler.

Front Double Bedroom 1

13'0" x 12'8" (3.96m x 3.86m)
Front aspect window. Range of Cream Gloss fronted double sliding wardrobes and dressing table space.





Rear Double Bedroom 2

11'9" x 6'11" (3.58m x 2.11m)

A second versatile bedroom with rear aspect window that could be used for office or home working. Views towards open countryside over the rooftops. Laminate floor

Family Bathroom

6'7" x 5'9" (2.01m x 1.75m)

Being partly tiled and comprising of a White 3 piece suite including bath with electric shower above, pedestal wash hand basin and low level WC. Laminate flooring.



Attached Garage

25'9" x 11'0" (7.85m x 3.35m)

With front uPVC door and internal power and lighting.

Outside

Mature established front garden with ample car parking for two vehicles to the driveway with potential to increase for further parking if required.

Enclosed rear garden with lawn and substantial fenced boundaries.



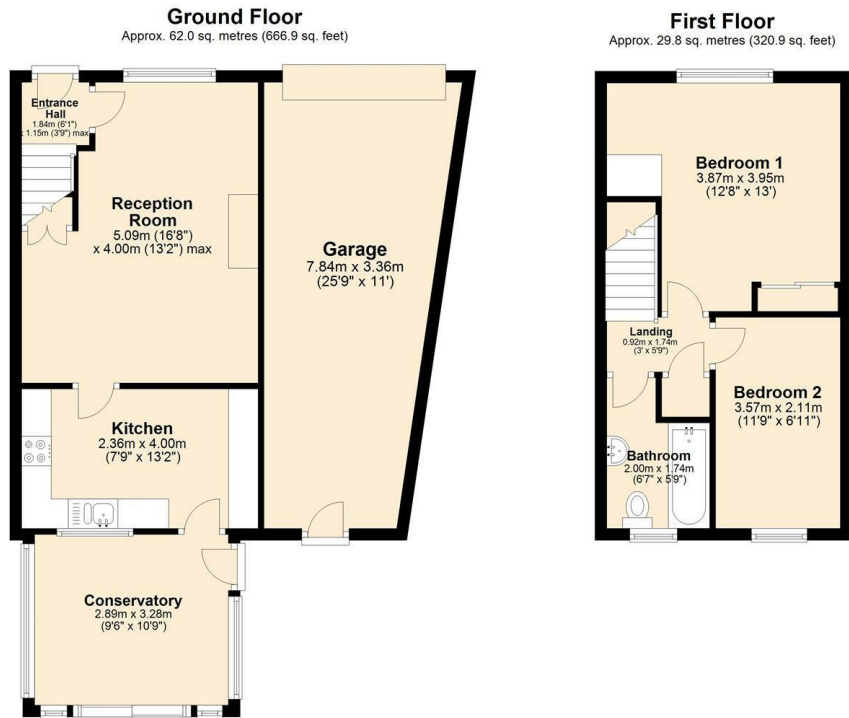
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.



Floor Plan

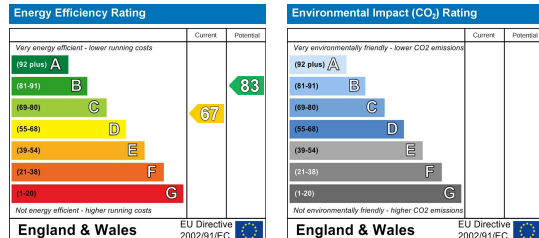


Total area: approx. 91.8 sq. metres (987.8 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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.

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