



64 Station Road,
Pilsley, S45 8BG

£129,950

W
WILKINS VARDY

£129,950

TWO BED BAY FRONTED SEMI - OFF STREET PARKING - SOUTH FACING REAR GARDEN - NO CHAIN

Offered for sale with no chain is this delightful bay fronted semi detached house which offers 833 sq.ft of accommodation, which would benefit from some cosmetic improvement. The property features two well proportioned reception rooms and a galley kitchen with cloaks/WC off. With two good sized double bedrooms and a family bathroom, this property is a suitable choice for small families or couples. Outside, there is off street parking and an enclosed low maintenance south facing rear garden.

Located in the popular village of Pilsley, the property is well placed for local amenities and for transport links towards Clay Cross, Tibshelf and Chesterfield., making this home an excellent choice for those seeking a peaceful yet connected lifestyle.

- DELIGHTFUL BAY FRONTED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- GALLEY KITCHEN
- REAR ENTRANCE HALL WITH CLOAKS/WC & PORCH OFF
- TWO GOOD SIZED DOUBLE BEDROOMS
- FAMILY BATHROOM
- OFF STREET PARKING
- ENCLOSED LOW MAINTENACE SOUTH FACING REAR GARDEN
- NO CHAIN
- EPC RATING: D

General

Gas central heating (Vaillant Ecotec Pro 28 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 77.4 sq.m./833 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

On the Ground Floor

A uPVC front entrance door opens into the ...

Living Room

13'1 x 11'6 (3.99m x 3.51m)

A good sized bay fronted reception room having a wood panelled chimney breast with feature ornamental fireplace.

Centre Lobby

Having an under stair area suitable for coats/shoe storage.

Dining Room

12'5 x 11'6 (3.78m x 3.51m)

A second good sized reception room, being dual aspect and having a feature fireplace with wood surround and inset electric fire.

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

Galley Kitchen

11'11 x 6'9 (3.63m x 2.06m)

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.

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

Rear Entrance Hall

Having a door giving access to a rear entrance porch, and a further door opening to a ...

Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin and a low flush WC.

Vertical heated towel rail.

Rear Entrance Porch

Being of uPVC construction and having vinyl flooring. A door opens to the rear garden.

On the First Floor

Landing

Bedroom One

11'6 x 11'4 (3.51m x 3.45m)

A good sized front facing double bedroom.

Bedroom Two

12'7 x 8'8 (3.84m x 2.64m)

A rear facing double bedroom having a door which opens to a useful over stair store cupboard.

Bathroom

11'10 x 6'9 (3.61m x 2.06m)

Being fully tiled and fitted with a white 3-piece suite comprising of a wood panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.

Built-in storage.

Vinyl flooring.

Outside

To the front of the property there is a concrete driveway providing off street parking, and a decorative pebble bed.

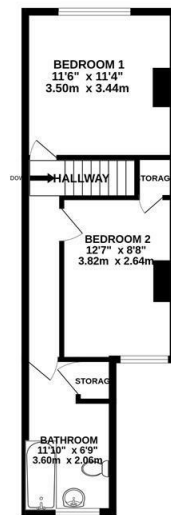
A shared path gives access down the side of the property to the enclosed south facing rear garden, where there is a block paved patio and an artificial lawn with decorative pebble side borders. Beyond here there is a hardstanding areas with a concrete sectional shed. External lighting and power socket.



GROUND FLOOR
451 sq ft. (41.9 sq.m.) approx.



1ST FLOOR
381 sq ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq ft. (77.4 sq.m.) 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 misstatement. This plan is for guidance purposes only and should be read in conjunction with any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RICS

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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, electric fire, 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.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varidy.co.uk