



33 The Acres, Lower Pilsley

£180,000 Freehold

End-terrace with off-road parking, garage, two bedrooms plus loft room, cellar, two bathrooms, modern kitchen, garden, quiet location near M1. Ideal for first-time buyers, investors, or downsizers.

Council Tax band: A

Tenure: Freehold

GUIDE PRICE £180,000 - £190,000

PERFECT FOR THOSE LOOKING TO DOWNSIZE, INVESTORS AND FIRST TIME BUYERS...

OFF ROAD PARKING AND GARAGE. THREE LOORS - Two bed plus loft room...Nestled in the tranquil setting of The Acres, Lower Pilsley, this charming end-terrace house offers a delightful blend of modern living and semi-rural charm. Spanning an impressive 1,152 square feet, the property is thoughtfully arranged over three floors, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The modern kitchen is equipped with integrated appliances, including an oven, hob, and extractor, making it a joy for any home cook. The ground floor also features a convenient shower room, while the first floor boasts an additional bathroom, ensuring that family life runs smoothly.

The property comprises two well-proportioned bedrooms, including a purpose-built attic room, which can serve as a versatile space for guests, a home office, or a playroom. The useable cellar adds further potential for storage.

Outside, the front garden and rear enclosed courtyard provide delightful outdoor areas for enjoying the fresh air. A single detached garage, which can also function as a workshop or store, along with off-road parking to the rear, adds to the practicality of this home.

Situated on a quiet no-through road, this property enjoys a peaceful atmosphere while still being conveniently located near bus routes and main commuter links, including easy access to the M1 motorway. With gas central heating, UPVC double glazing, and an EPC rating of E, this home is both comfortable and energy-efficient. Council tax band A further enhances its appeal, making it an excellent choice for first-time buyers, investors or those looking to downsize. Don't miss the opportunity to make this lovely house your new home.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND





ENTRANCE HALL

Welcoming entrance hall with a composite front door, neutral painted décor, fitted carpet, and radiator. Stairs lead from the second reception room to the landing, and a built-in storage cupboard provides practical storage space

LOUNGE

13' 2" x 11' 1" (4.01m x 3.39m)

Spacious lounge featuring neutral painted décor and fitted carpet. Benefits from a UPVC window, radiator, and built-in storage cupboards. A decorative ceiling rose adds a charming finishing touch.

SECOND RECEPTION ROOM/DINING ROOM

15' 5" x 12' 10" (4.70m x 3.90m)

Generous second reception room/dining room with grey wood-effect laminate flooring and neutral painted décor. Features a radiator, UPVC doors opening to the rear garden, and a charming inglenook fireplace with a multi-fuel burner. Includes a built-in storage cupboard and opens seamlessly into the kitchen, creating a light and versatile open-plan living space.

KITCHEN

8' 6" x 6' 8" (2.58m x 2.03m)

Modern kitchen fitted 2019 with grey wood-effect laminate flooring and neutral painted décor. Fitted with cream gloss soft-close wall and base units, laminated worktops, and tiled splash backs. Features a stainless steel sink with chrome mixer tap, four-ring electric hob, built-in oven, and extractor hood. There is space and plumbing for a dishwasher and washing machine. Inset





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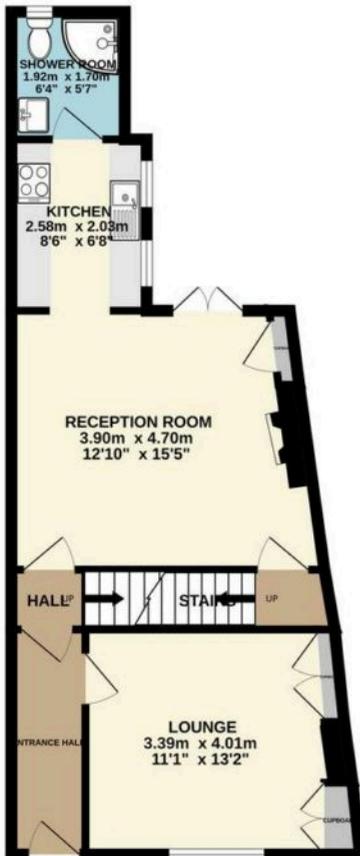
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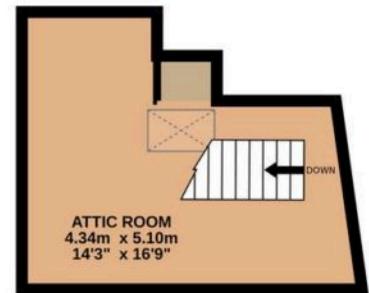
GROUND FLOOR
46.4 sq.m. (499 sq.ft.) approx.



1ST FLOOR
43.4 sq.m. (468 sq.ft.) approx.



2ND FLOOR
17.2 sq.m. (186 sq.ft.) approx.



TOTAL FLOOR AREA : 107.0 sq.m. (1152 sq.ft.) 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

