



7 New Street, Pilsley, Chesterfield, S45 8BJ
£85,000



* REQUIRING MODERNISATION & IMPROVEMENT THROUGHOUT * SEMI-DETACHED HOUSE * TWO DOUBLE BEDROOMS * LOUNGE & SEPARATE DINING ROOM * KITCHEN * FIRST FLOOR BATHROOM * DOUBLE GLAZING * GARDENS * NO UPWARD CHAIN

A traditional semi-detached house which requires modernisation and improvement works throughout. The accommodation is positioned over two floors and offers a practical and spacious layout.

To the ground floor, there is an entrance porch which leads through to the lounge, separate dining room with rear aspect and archway leading through to the kitchen. To the first floor, there are two double bedrooms, both with built-in storage facilities along with a bathroom/w.c.

Outside there is a forecourt garden and a rear garden which has the potential for off street parking.

The property is offered for sale with NO UPWARD CHAIN.

Call now to view 01246 232156



GROUND FLOOR ACCOMMODATION

Entrance Porch

With door to front elevation and further door leading through to:

Lounge

With front aspect and having window to front elevation and radiator.

Dining Room

With understairs storage cupboard, window to rear elevation and radiator.

Arch leading through to:

Kitchen

With wall and base cupboard units, window to side elevation and door leading to outside.

FIRST FLOOR ACCOMMODATION

Landing

With doors leading to:

Bedroom One

With window to front elevation, built-in wardrobes and radiator.

Bedroom Two

With walk-in wardrobe/overstairs storage cupboard also having access to roof space.

Window to rear elevation and radiator.

Bathroom/WC

With panelled bath, pedestal wash basin, low flush w.c. and window to rear elevation.

Outside

There is a small forecourt garden to front elevation and a garden to the rear with potential for off street parking.

Tenure

The Property is understood to be freehold, registered Title DY xxxxxx

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

Marc Shaw | 01246 232156 | marc@wtparker.com
Rachael Grange 01246 232156 | rachael@wtparker.com

Services

We understand all mains services are connected to the Premises.

Local Authority & Planning

All enquiries should be directed to:

North East Derbyshire District Council
2013 Mill Lane
Wingerworth
Chesterfield
S42 6NG
Tel: 01246 231111

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345

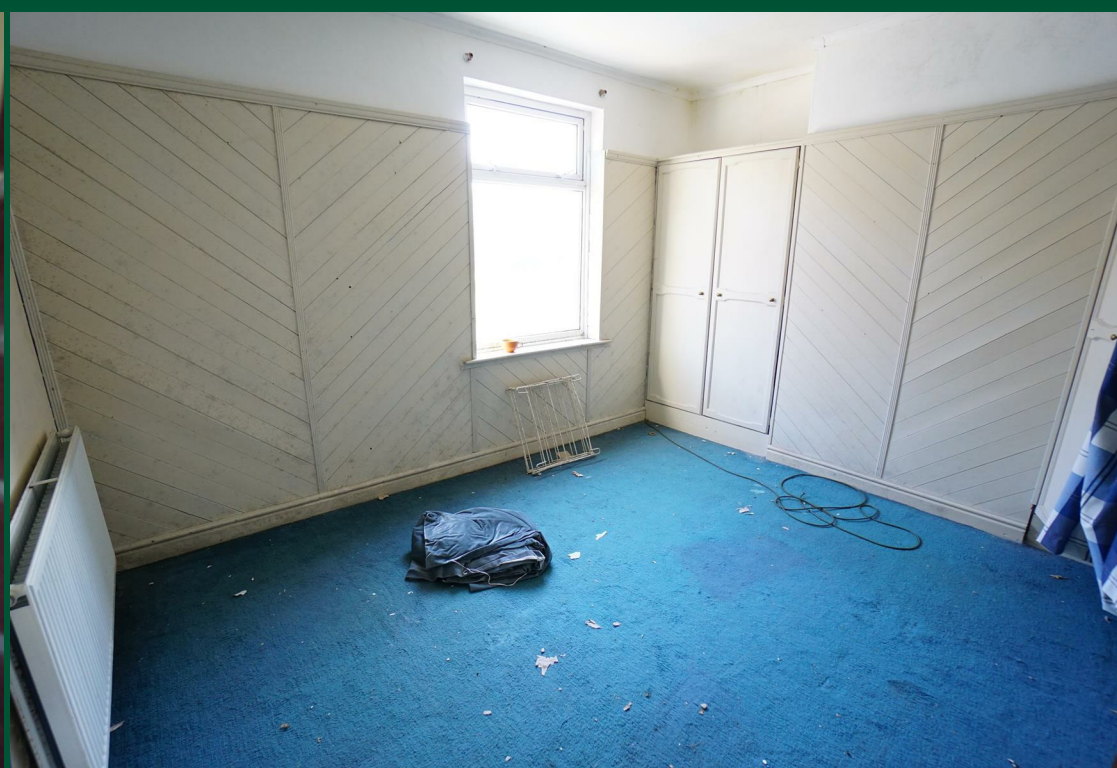
Council Tax Banding

North East Derbyshire District Council

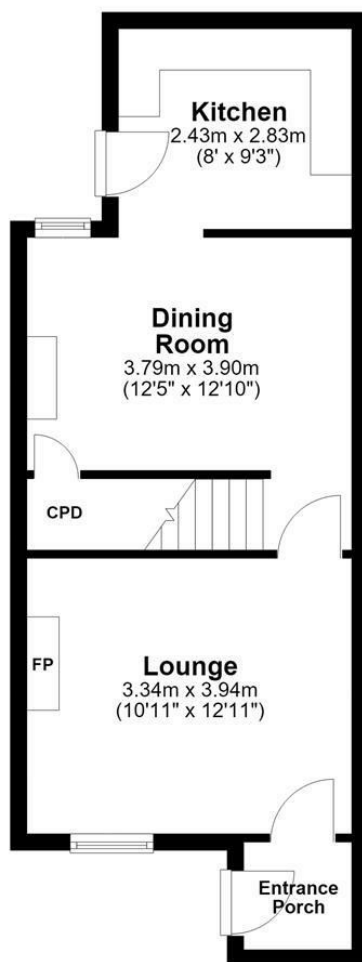
Band A

EPC

To be confirmed



Ground Floor



First Floor



Total area: approx. 71.9 sq. metres (773.7 sq. feet)

Approx. Dimensions. For Identification Purposes Only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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
	55	78



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