



Pilsley Road, Danesmoor, Chesterfield, Derbyshire S45 9BT

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By Auction £60,000

PINEWOOD



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**2 bedrooms
1 bathrooms
1 receptions**

- For Sale by Modern Auction – T & C's apply - Subject to Reserve Price - Buyers fees apply
- Buy with Finance -Fixed Timescales for Exchange and Completion - Priced to Sell
 - Two Double Bedrooms - One With Built in Storage Cupboard
- Located in Danesmoor, Close to Chesterfield and Clay Cross Amenities
 - Rear Enclosed Garden with Patio and Lawn
- 754 sq ft living space - Ideal for Small Families, Couples or the Single Occupant Requiring Space
- Gas Central Heating (Combi Boiler) - uPVC Double Glazing - Council Tax Band A - Freehold
 - Easy Access to the Main Commuter Routes and M1 Motorway
 - Bathroom with White suite and Shower over Bath - Storage Cupboard
 - On Street Parking is Available To The Front of The Property



STARTING BID £60, 000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

REQUIRES MODERNISATION

Nestled on Pilsley Road in the village of Danesmoor, on the outskirts of Clay Cross, Chesterfield, this delightful mid-terrace house offers a great opportunity to put your own stamp on it! Spanning an inviting 754 square feet, the property features a two well proportioned versatile reception rooms, ideal for both relaxation and entertaining guests. There is a compact kitchen with access to the rear garden.

Upstairs the house boasts two spacious double bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

To the rear is a pleasant enclosed garden with patio and lawn, to the front on street parking is available.

This property is situated in a friendly neighbourhood, with local amenities, main commuter routes and M1 Motorway junct 29 access just a stone's throw away, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to invest, this home presents a wonderful opportunity.

With its appealing layout and prime location, this mid-terrace house is ready to welcome its new owners. Don't miss the chance to make this charming property your own.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING TODAY!

Lounge

11'2" x 12'6" (3.41m x 3.81m)

This charming reception room features a UPVC window and an electric fireplace with a decorative surround, creating a cosy atmosphere. The ceiling boasts classic coving and a central light fitting, while wooden flooring runs throughout, enhancing the room's warmth and character.

Reception Room

13'1" x 12'6" (3.98m x 3.81m)

This reception room would make an ideal forma dining room and offers a peaceful space with wooden flooring and a large UPVC window allowing natural light to fill the room. The walls display a muted colour scheme, and the room retains period features with ceiling coving and a central light fitting, providing a comfortable living area.

Kitchen

8'4" x 6'4" (2.56m x 1.94m)

The kitchen is compact but practical, featuring light wood cabinetry and a black-and-white tiled splashback. A window above the sink provides natural light, equipped with an integrated electric hob and extractor fan. The UPVC door leads to the rear garden.

Bedroom 1

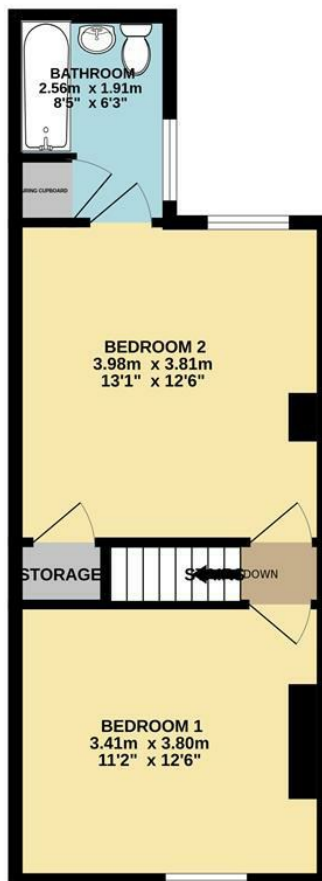
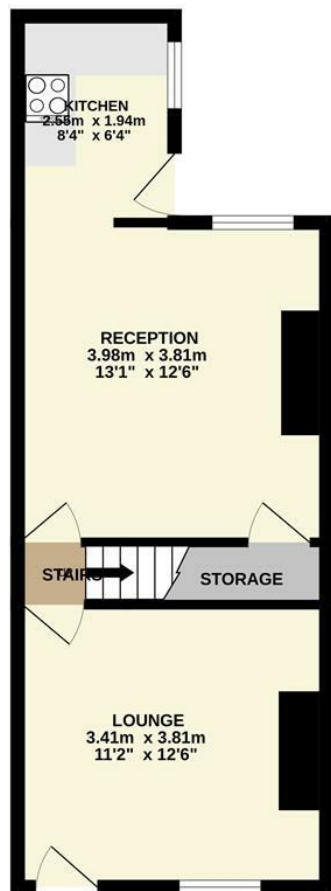
11'2" x 12'6" (3.41m x 3.80m)

Bedroom 1 benefits from wooden flooring and a sizeable UPVC window that brightens the room. The walls are painted in a soft, neutral tone with a feature wall adding subtle detail. The room is a spacious double bedroom and well-proportioned, offering a welcoming and restful environment.



GROUND FLOOR
34.8 sq.m. (375 sq.ft.) approx.

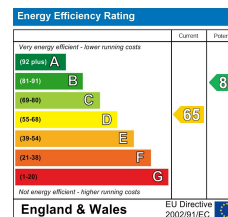
1ST FLOOR
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 70.0 sq.m. (754 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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Bedroom 2

13'1" x 12'6" (3.98m x 3.81m)

Bedroom 2 is a generously sized double room to the rear aspect with wooden flooring and a UPVC window allowing plenty of daylight. The room is finished in muted tones and offers ample space for furnishings. Built in storage is conveniently located in this room, enhancing practicality.

Bathroom

8'5" x 6'3" (2.56m x 1.91m)

The bathroom features a traditional white suite comprising a bath with an overhead shower, a pedestal basin, and a close-coupled WC. The room has a wood-effect ceiling and tiled walls with a UPVC frosted window for natural light and ventilation. With a built in Storage/airing cupboard housing the boiler.

Rear Garden

The rear enclosed garden provides a pleasant outdoor space with a paved patio area ideal for seating and entertaining. The garden extends into a lawn bordered by fencing and brick walls, offering privacy and a green retreat for gardening or relaxing.

Front

To the front of the property there is on street parking available

MODERN METHOD OF AUCTION

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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