



Offers In The Region Of £175,000 Freehold

53 STATION ROAD | PILSLEY | CHESTERFIELD | S45 8BD

BuckleyBrown
ESTATE AGENTS

FEELS LIKE HOME... Located on Station Road in Pilsley, Chesterfield, this charming semi detached house offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities and transport links, making it an excellent choice for families and professionals alike. With its inviting façade and warm atmosphere, this home is ready to welcome you.

Upon entering, you are greeted by a spacious hall that sets the tone for the rest of the house. The living room provides a cosy retreat, perfect for relaxing after a long day, while the kitchen/dining room is a bright and airy space ideal for family meals and entertaining friends. This open-plan area is designed for modern living, allowing for seamless interaction between cooking and dining, making it the heart of the home.

On the first floor, there are three well-proportioned bedrooms, each offering a peaceful sanctuary for rest. Two of the bedrooms feature built-in wardrobes, providing ample storage space. The shower room is conveniently located, ensuring morning routines are both efficient and comfortable. This floor is perfectly suited for a growing family or those seeking extra space.

Outside, the property benefits from a low-maintenance rear garden, laid mainly to patio and gravel, with thoughtfully placed plants and shrubs adding a touch of greenery. The space provides a lovely spot for outdoor relaxation or socialising.

This semi detached house on Station Road is not just a property—it's a home where memories can be made and cherished for years to come.





Hall

Spacious entrance hallway with multiple storage cupboards and further access into;

Living Room 11'10" x 11'11"

Carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation.

Kitchen 18'4" x 9'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Fitted with a handy breakfast bar dividing the dining area from the kitchen seamlessly.

Dining Room 11'9" x 12'10"

Ample dining space with patio doors opening to the rear elevation.

Landing

With leading access into;

Bedroom One 11'11" x 11'10"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

Bedroom Two 10'1" x 12'11"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Three 7'11" x 9'10"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Shower Room 6'3" x 5'8"

Modern three piece suite comprising of a hand wash basin, low flush WC and a shower cubicle. Window to the front elevation.

Outside

Decorative gravel area to the front along with a path to the front door and a gate giving access down the side of the property. The rear garden hosts a patio seating area, mature shrubs and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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