



37 The Acres,
Lower Pilsley, S45 8DT

OFFERS IN THE REGION OF

£170,000

W
WILKINS VARDY

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LARGE PROPORTIONED TWO BED END TERRACED HOUSE - CUL-DE-SAC POSITION - 4-PIECE BATHROOM - OFF STREET PARKING - NO CHAIN

Occupying a cul-de-sac position is this two double bedroomed end terraced house tucked away at the head of a cul-de-sac. This delightful property boasts a cosy reception room and a spacious kitchen/diner, together with a 4-piece bathroom. Spanning 921 sq.ft., this house offers a generously proportioned living space with a warm and inviting atmosphere. The property also features parking for one vehicle, ensuring convenience for homeowners with a car.

The property is situated in the popular village of Lower Pilsley, which offers good access to nearby countryside and great transport links into Clay Cross, Chesterfield and towards the M1 Motorway.

- Well Proportioned End Terraced House in Cul-de-Sac Position
- Spacious Kitchen/Diner with Integrated Appliances
- Good Sized Living Room
- Two Double Bedrooms
- Spacious 4-Piece Bathroom
- NO UPWARD CHAIN
- Off Street Parking & Low Maintenance Rear Garden
- EPC Rating: D

General

Gas central heating (Baxi Duotec Combi Boiler)

Sealed unit double glazed windows and doors

Gross internal floor area - 85.6 sq.m./921 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A wooden framed double glazed front entrance door opens into an ...

Entrance Hall

Having a tiled floor. A staircase rises to the First Floor accommodation.

Living Room

12'1 x 11'5 (3.68m x 3.48m)

A good sized front facing reception room having a feature cast iron fireplace with a tiled hearth and an inset living flame coal effect gas fire.

Kitchen/Diner

16'0 x 14'10 (4.88m x 4.52m)

A spacious dual aspect room, spanning the full width of the property, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a dishwasher, an electric oven and 4-ring gas hob with concealed extractor over.

Space is provided for a fridge.

Built-in under stair store housing the gas boiler.

Tiled floor.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in over stair store cupboard.

Bedroom One

12'4 x 11'6 (3.76m x 3.51m)

A good sized front facing double bedroom, having a door to a walk-in storage area.

Bedroom Two

12'0 x 8'0 (3.66m x 2.44m)

A rear facing double bedroom.

Bathroom

A spacious bathroom, being part tiled/part panelled and fitted with a 4-piece white suite comprising a panelled corner bath, separate shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Tiled floor and downlighting.

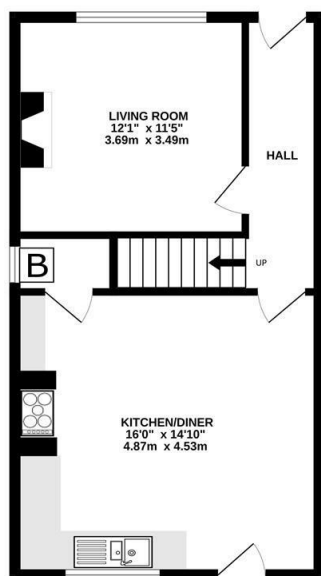
Outside

Double gates to the front of the property open on a concrete and pebbled driveway providing off street parking.

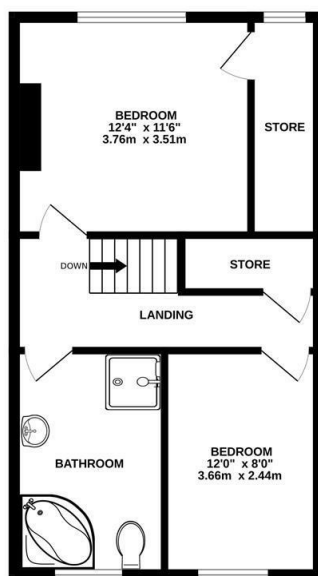
To the rear of the property there is an enclosed east facing garden comprising of a paved patio with step down to a decorative pebbled garden with paved stepping stones, shrubs and conifer. There is also a gate which opens onto the side service road.



GROUND FLOOR
456 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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 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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RICS



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.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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 Tupton Hall 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 Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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	



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