25 Blackthorn Way,
Pilsley, S45 8FE

OFFERS IN THE REGION OF

£230,000

WILKINS VARDY

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MODERN MID TERRACE HOUSE - STYLISH & SPACIOUS ACCOMMODATION - THREE GOOD SIZED BEDROOMS - DRIVEWAY PARKING

Welcome to this modern terraced house located on Blackthorn Way. Occupying a cul-de-sac position and having open views to the rear, this property offers a fresh and contemporary living experience, perfect for families or professionals seeking a comfortable home.

As you enter, you will find a stylish kitchen fitted with two tone units and having a range of integrated appliances. The spacious reception room provides an inviting space for relaxation and entertainment and has French doors which open to the enclosed rear garden. The house also boasts three good sized bedrooms, the master having an en suite shower room, and there is also a ground floor cloaks/WC and a family bathroom. Outside, there is a driveway providing standing space for two vehicles.

Situated in the village of Pilsley, the property is well connected to nearby amenities and transport links.

- MODERN MID TERRACED HOUSE
- STYLISH KITCHEN/DINER WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS
- OFF STREET PARKING FOR TWO VEHICLES
- CUL-DE-SAC POSITION WITH OPEN VIEWS TO THE REAR
- CLOAKS/WC
- GOOD SIZED LIVING ROOM WITH FRENCH DOORS OPENING TO THE REAR GARDEN
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING: B

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 89.5 sq.m./963 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School - A Specialist Sports College

On the Ground Floor
A composite front entrance door with matching glazed sided panel opens into a ...

Kitchen/Diner
16'9 x 15'3 (5.11m x 4.65m)
Fitted with a modern range of two-tone shaker style wall, drawer and base units with under unit lighting and complementary work surfaces and upstands.
Inset sink with mixer tap.
Integrated appliances to include a dishwasher, fridge/freezer, electric oven and hob with extractor over.
Space and plumbing is provided for a washing machine.
Laminate flooring and downlighting.
A staircase rises to the First Floor accommodation.

Inner Hall
Having a useful built-in under stair store.

Cloaks/WC
8'1 x 3'7 (2.46m x 1.09m)
Fitted with a white 2-piece suite comprising of a semi pedestal wash hand basin with tiled splashback, and a low flush WC.
Laminate flooring and downlighting.

Living Room
15'3 x 11'9 (4.65m x 3.58m)
A good sized reception room, spanning the full width of the property and having downlighting. uPVC double glazed French doors overlook and open onto the rear patio.

On the First Floor

Landing
Having a built-in storage cupboard.

Bedroom One
16'0 x 13'0 (4.88m x 3.96m)
A good sized double bedroom, having two windows overlooking the front of the property. A door gives access into a ...

En Suite Shower Room
7'0 x 5'2 (2.13m x 1.57m)
Being part tiled and fitted with a white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, semi pedestal wash hand basin, and a concealed cistern WC.
Heated towel rail.
Laminate flooring and downlighting.

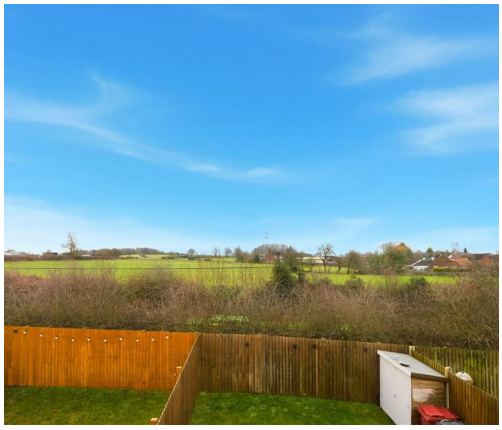
Bedroom Two
11'11 x 9'11 (3.63m x 3.02m)
A rear facing double bedroom.

Bedroom Three
9'1 x 8'6 (2.77m x 2.59m)
A good sized single/small double bedroom, being rear facing.

Family Bathroom
9'11 x 6'6 (3.02m x 1.98m)
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, semi pedestal wash hand basin and a concealed cistern WC.
Built-in storage cupboard.
Vinyl flooring and downlighting.

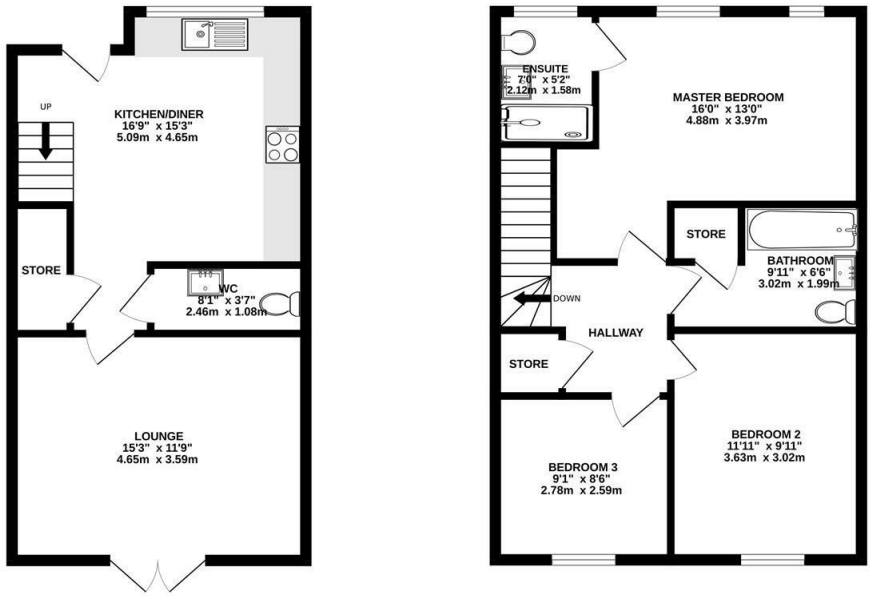
Outside
To the front of the property there is a tarmac driveway providing off street parking for two vehicles. A paved path leads up to the front entrance door.

To the rear of the property there is an enclosed garden comprising of a paved patio and lawn.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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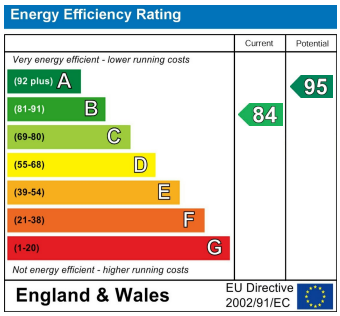

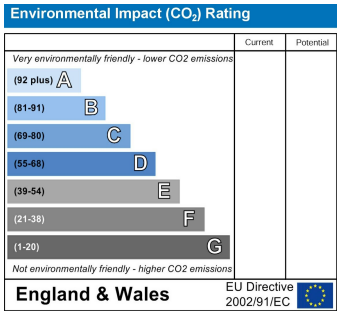

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VIEWINGS

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, 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 Tibshelf Community 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.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk