11 Rother Street,
Pilsley, S45 8HG

£164,950

WILKINS VARDY

# £164,950

THREE BED SEMI - TWO RECEPTION ROOMS - NO CHAIN - DRIVEWAY PARKING

This delightful semi detached house on Rother Street offers 913 sq.ft. of well proportioned and neutrally presented accommodation which comprises of two good sized reception rooms, a galley kitchen with integrated cooking appliances, three bedrooms, shower rom and separate WC. Outside, there are mature gardens to the front and rear, together with parking for one vehicle.

Situated in a popular village location, this property is within easy access to local amenities and transport links., and just a short distance from the Five Pits Trail, making it an ideal location for families and professionals alike.

This property presents a wonderful opportunity for those looking to settle in a peaceful yet accessible part of Chesterfield. Do not miss the chance to make this house your new home.

- WELL PROPORTIONED SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- GALLEY KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE BEDROOMS
- SHOWER ROOM & SEPARATE WC
- FRONT & REAR GARDENS
- DRIVEWAY PARKING
- NO CHAIN
- EPC RATING: C

## General
Gas central heating (Worcester Greenstar Condensing Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 84.8 sq.m./913 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

## On the Ground Floor
A uPVC double glazed front entrance door opens into a ...

## Entrance Hall
With staircase rising to the First Floor accommodation.

## Living Room
14'0 x 11'7 (4.27m x 3.53m)
A good sized front facing reception room having a feature fireplace with inset electric fire.
A door gives access to a useful store cupboard.

## Dining Room
11'5 x 10'1 (3.48m x 3.07m)
A good sized dual aspect reception room. An opening leads through into the ...

## Kitchen
14'10 x 7'0 (4.52m x 2.13m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One
12'4 x 11'7 (3.76m x 3.53m)
A good sized front facing double bedroom having a range of fitted wardrobes.
A door gives access to a built-in over stair store cupboard which houses the gas boiler.

## Bedroom Two
11'5 x 10'1 (3.48m x 3.07m)
A dual aspect double bedroom having a range of fitted wardrobes.

## Bedroom Three
11'7 x 8'8 (3.53m x 2.64m)
A rear facing double bedroom.

## Shower Room
5'10 x 4'9 (1.78m x 1.45m)
Being fully tiled and fitted with a white 2-piece suite comprising of a walk-in shower enclosure with mixer shower, and a semi recessed wash hand basin with storage below.
Chrome heated towel rail.
Vinyl flooring.

## Separate WC
Being part tiled and fitted with a low flush WC.

## Outside
To the front of the property there is a lawned garden, alongside a block paved drive providing car standing space.

A block paved path leads to a gate which opens to the rear garden where there is a lawn with mature shrubs and trees. At the top of the garden there are two garden sheds.

sprift

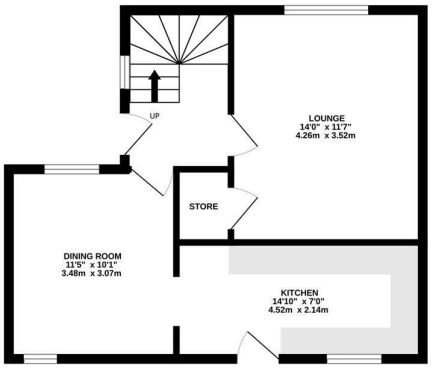
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

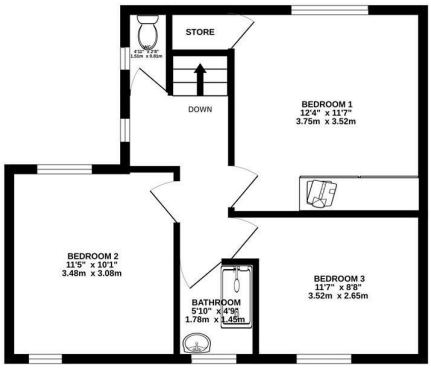
*See Below!*

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.




1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.




TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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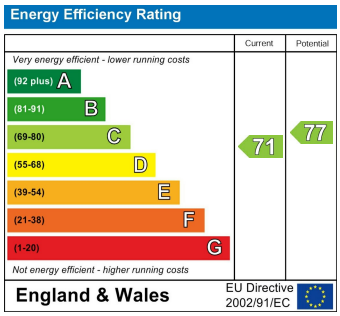


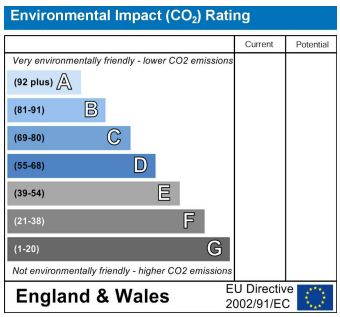


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## VIEWINGS

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, electric 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 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