



12 Rouse Street,  
Pilsley, S45 8BE

£125,000

W  
WILKINS VARDY

# £125,000

AFFORDABLE STARTER HOME - THREE STOREY SEMI - TWO DOUBLE BEDS - MODERN KITCHEN - GENEROUS PLOT

Offered for sale with no chain and standing on a generous plot is this well proportioned three storey semi detached house. While some cosmetic updating would enhance the interior, the home already provides a fantastic foundation with plenty of scope to personalise the property. Offering 828 sq. ft. of accommodation, the property benefits from a good sized living room, a modern kitchen with integrated cooking appliances, two double bedrooms and a 4-piece bathroom. Outside, there is a long, lawned rear garden.

The location is particularly appealing, with easy access to local amenities and transport links, making it an excellent choice for those who appreciate a village lifestyle while remaining accessible to Clay Cross and Chesterfield Town Centre.

- THREE STOREY SEMI DETACHED HOUSE
- AFFORDABLE HOME REQUIRING SOME COSMETIC UPGRADING
- GOOD SIZED LIVING ROOM
- 'L' SHAPED BREAKFAST KITCHEN WITH INTEGRATED & FREESTANDING APPLIANCES
- TWO DOUBLE BEDROOMS
- 4-PIECE FAMILY BATHROOM
- GENEROUS LAWNED REAR GARDEN
- NO CHAIN
- EPC RATING: D

## General

Gas central heating (Combi Boiler - serviced approx. September 2025)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 77.0 sq.m,./828 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

Having a door opening into the ...

## Living Room

15'3 x 13'4 (4.65m x 4.06m)

A good sized front facing reception room having a feature wood panelled chimney breast with inset electric fire set within a wooden surround with shelving.

A door gives access to a useful built-in under stair store cupboard, and a further door gives access into the ...

## 'L' Shaped Breakfast Kitchen

13'4 x 11'2 (4.06m x 3.40m)

Being part tiled and fitted with a range of modern light oak wall, drawer and base units with under unit lighting and complementary work surfaces over, including a breakfast bar.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances include a microwave oven, electric oven and 4-ring gas hob with glass splashback and extractor hood over.

Included in the sale are the following appliances:- washing machine, tumble dryer, fridge and freezer.

Vinyl flooring.

A door from here gives access to the staircase which rises to the First Floor accommodation.

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

## On the First Floor

## Landing

Having a sliding door to a useful walk-in storage area. A staircase rises to the Second Floor accommodation.

## Bedroom Two

11'11 x 10'7 (3.63m x 3.23m)

A front facing double bedroom having a range of built-in wardrobes with sliding mirror doors along one wall.

## Bathroom

11'2 x 7'4 (3.40m x 2.24m)

Being part tiled and fitted with a 4-piece white suite comprising a panelled bath, shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.

## On the Second Floor

## Bedroom One

12'3 x 12'2 (3.73m x 3.71m)

A good sized front facing double bedroom. The wardrobes in this room are included in the sale.

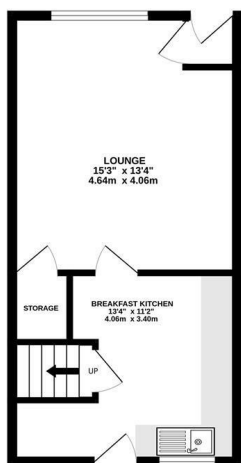
## Outside

To the front of the property there is a walled and paved forecourt and a path leading up to the front entrance door. On street parking is available in the area.

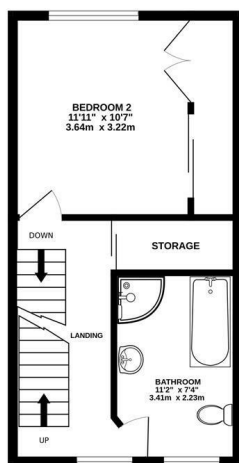
To the rear of the property there is a long enclosed rear garden which is predominantly laid to lawn with side borders and there is also a seating area. There is also a hardstanding area with a greenhouse.



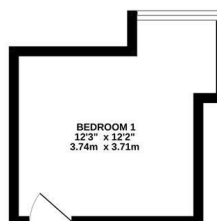
GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
125 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (77.0 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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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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, 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.



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