



36 Dale View Road,  
Lower Pilsley, S45 8DR

£160,000

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WILKINS VARDY

# £160,000

AFFORDABLE STARTER HOME - MODERN KITCHEN - 4-PIECE BATHROOM - OFF STREET PARKING

This delightful semi detached house on Dale View Road offers an inviting 632 sq. ft. of well proportioned and neutrally presented accommodation. From the entrance hall, you are welcomed into a spacious reception room which in turn leads through to the modern fitted kitchen. The property also features two comfortable bedrooms and a 4-piece bathroom, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat. Outside, there is ample parking available for up to two vehicles and an enclosed rear garden.

The location of this property is particularly appealing, being within easy access to local shops, schools and amenities and readily accessible for commuter links towards Clay Cross, Chesterfield and the M1 Motorway.

- DELIGHTFUL SEMI DETACHED HOUSE
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- 4-PIECE FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GENEROUS LOUNGE/DINER
- TWO GOOD SIZED BEDROOMS
- OFF STREET PARKING
- EPC RATING: C

## General

Gas central heating (Vaillant Combi Boiler)  
Gross internal floor area - 58.8 sq.m./632 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

### Entrance Hall

With staircase rising up to the First Floor accommodation.

### Lounge/Diner

16'7 x 13'0 (5.05m x 3.96m)

A spacious front facing room fitted with laminate flooring.

### Breakfast Kitchen

13'0 x 7'9 (3.96m x 2.36m)

Being part tiled and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and hob with extractor hood over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Chrome heated towel rail.

Tiled floor.

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

## On the First Floor

### Landing

#### Bedroom One

13'0 x 12'6 (3.96m x 3.81m)

A good sized front facing double bedroom.

#### Bedroom Two

11'9 x 6'11 (3.58m x 2.11m)

A rear facing small double/good sized single bedroom.

### Bathroom

8'3 x 5'9 (2.51m x 1.75m)

Being fully tiled and fitted with a white 4-piece suite comprising of a panelled bath, corner shower cubicle with mixer shower, pedestal wash hand basin and low flush WC.

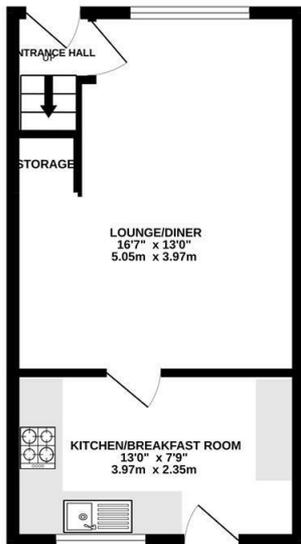
### Outside

To the front of the property there is a off street parking.

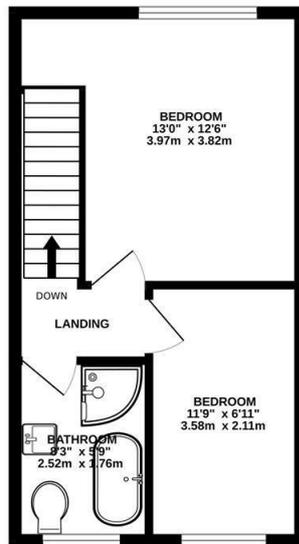
A side gate gives access to the enclosed rear garden which comprises of a paved seating area, lawn with side borders and decorative gravel area with a garden shed.



GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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#### 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.

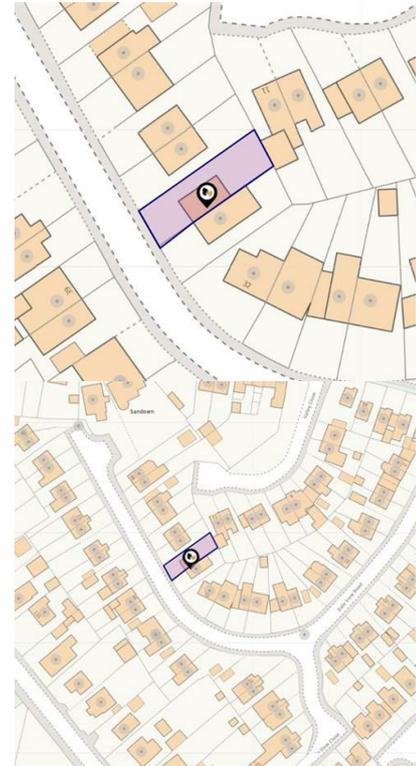
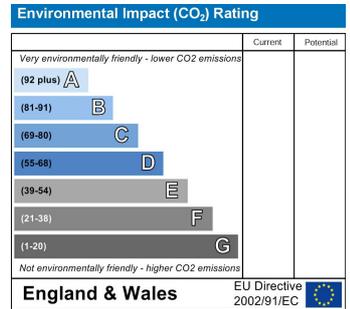
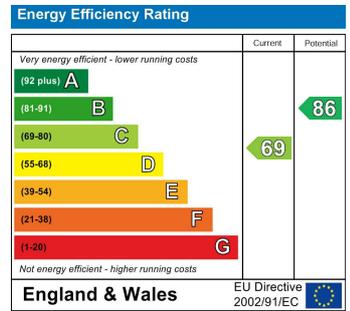
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### 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.



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

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