



16 Station Road,
Pilsley, S45 8BA

£169,950

W
WILKINS VARDY

£169,950

SPACIOUS AND VERSATILE DETACHED BUNGALOW WITH POTENTIAL TO EXTEND

This three bed detached bungalow offers an impressive 892 sq.ft. of well ordered accommodation which includes a good sized dual aspect lounge, galley kitchen and separate WC together with a good sized plot with manicured gardens, and a driveway leading to a detached brick built garage in this convenient location, being situated close to the various amenities in Pilsley and well placed for accessing Tibshelf, Clay Cross and Chesterfield.

The property has a large roof space, offering potential to further increase the habitable accommodation (subject to obtaining all necessary consents and approvals).

- Detached Bungalow
- Kitchen & Bathroom/WC
- Rear Entrance Hall with WC/Store off
- Well Kept Gardens
- NO CHAIN
- Dual Aspect Living Room
- Three Bedrooms
- Loft Space ripe for Conversion
- Detached Garage
- EPC Rating: D

General

Gas central heating (Back Boiler)
uPVC double glazed windows and doors
Security alarm system
Gross internal floor area - 82.8 sq.m.,/892 sq.ft.
Council Tax Band - C
Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

A uPVC double glazed entrance door opens into the ...

Entrance Porch

Having an internal door opening into the ...

Entrance Hall

Having a loft access hatch with pull down ladder giving access to ...

Generous Loft Space

31'7 x 23'11 (9.63m x 7.29m)
A generous loft space which has the potential to be converted to form additional accommodation (subject to obtaining the necessary consents and approvals).

Living Room

18'0 x 12'0 (5.49m x 3.66m)
A generous dual aspect reception room having a feature tiled fireplace with inset living flame coal effect gas fire.

Bedroom One

11'7 x 9'8 (3.53m x 2.95m)
A good sized front facing double bedroom, having two double wardrobes with central vanity area and overhead storage.

Bedroom Two

12'0 x 9'10 (3.66m x 3.00m)
A good sized double bedroom with window to the side elevation.

Kitchen

19'10 x 7'11 (6.05m x 2.41m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Built-in floor to ceiling storage cupboard.
Space and plumbing is provided for a washing machine, and there is space for a slot-in cooker and fridge/freezer.
Wall mounted gas fire.
A uPVC double glazed door opens into the Rear Entrance Porch, and a further door opens to give access into ...

Bedroom Three

9'4 x 5'11 (2.84m x 1.80m)
A side facing single bedroom.

Rear Entrance Porch

Having two uPVC double glazed doors to either side opening onto the side and rear of the property. A further door gives access to a ...

WC/Store

Fitted with a low flush WC.

Bathroom

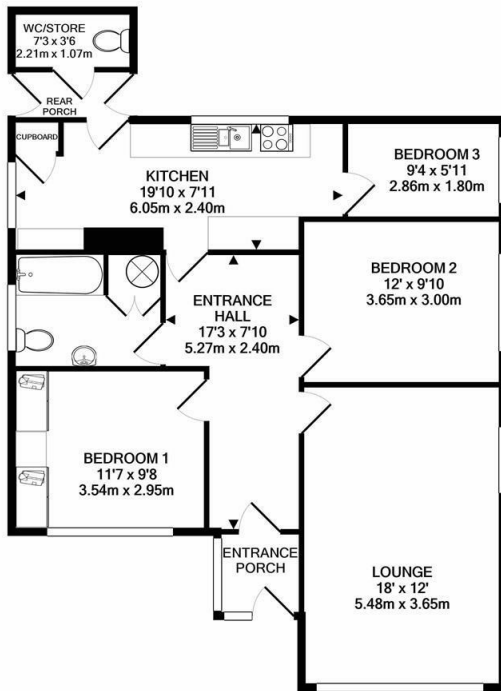
Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer taps, pedestal wash hand basin and low flush WC.
There is also a built-in cupboard housing the hot water cylinder.

Outside

To the front of the property there is a well manicured lawned garden with borders of plants and shrubs.

Access down both sides of the property leads to the enclosed rear garden which comprises of a paved patio and lawn with planted borders. There is also a detached brick built garage having an 'up and over' door, uPVC personnel door and power, and car standing space which are accessed off Manor Close.





TOTAL APPROX. FLOOR AREA 892 SQ. FT. (82.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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 fires, 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.

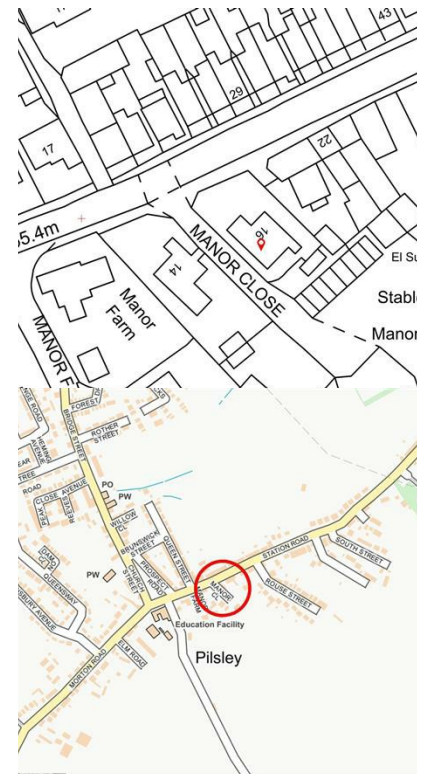
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Consultant.



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

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

wilkins-varDY.co.uk