



7 Dale View Road,
Lower Pilsley S45 8DR

£119,950



WILKINS VARDY

£119,950

GREAT VALUE STARTER HOME OR INVESTMENT PROPERTY

This two double bedroomed semi detached house offers well appointed accommodation which would benefit from some cosmetic improvement to create a fantastic first home or investment property.

With a generous block paved drive to the front, plenty of storage and a good sized enclosed south east facing rear garden, this property does offer scope for improvement and adding value.

- Semi Detached House
- Kitchen
- Bathroom/WC
- Off Street Parking
- EPC Rating: C
- Good Sized Living Room
- Two Double Bedrooms
- Two Attached Store Rooms
- NO CHAIN
- Cosmetic Improvement Required

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 60.4 sq.m./650 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

16'8 x 13'0 (5.08m x 3.96m)

A good sized front facing reception room having a feature fireplace with inset gas fire.

Kitchen

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

Fitted with a range of wall and base units with work surfaces over, including a breakfast bar and a single drainer stainless steel sink. Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer and slot-in cooker with fitted extractor over.

Laminate flooring.

A uPVC double glazed door opens onto the rear of the property.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard housing the gas combi boiler.

Bedroom One

12'7 x 10'0 (3.84m x 3.05m)

A good sized front facing double bedroom.

Bedroom Two

11'11 x 7'1 (3.63m x 2.16m)

A rear facing double bedroom.

Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low flush WC.

Chrome heated towel rail.

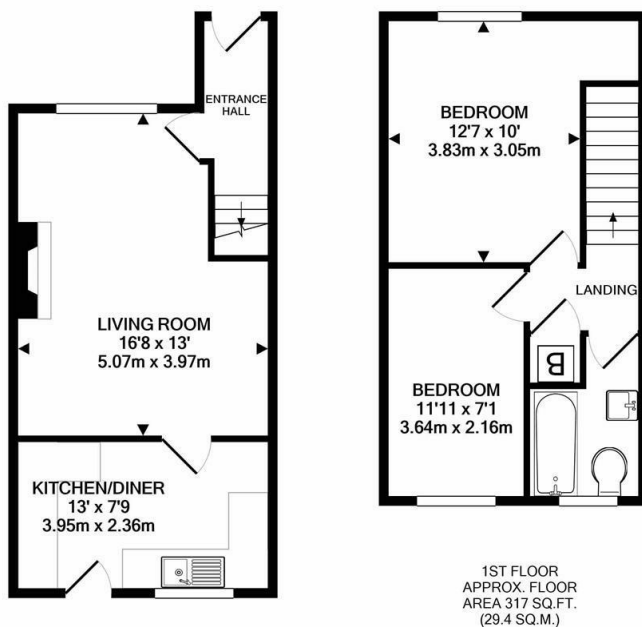
Vinyl flooring.

Outside

To the front of the property there is a lawned garden, alongside a block paved drive providing ample off street parking, leading to two attached store rooms (former garage which has been converted into two separate storage areas, but could be converted back at a modest cost).

The enclosed south east facing rear garden is laid mainly to lawn and has a paved patio area.





GROUND FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 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		88
(81-91) B		
(69-80) C		70
(55-68) D		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 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 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

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