

**14 QUEEN STREET  
PILSLEY  
NR CHESTERFIELD  
DERBYSHIRE S45 8HA**



**O A £135,000**

**A superbly presented end terraced cottage with off street parking and garage.**

Built of brick beneath a tiled roof, the roof covering being replaced within the last couple of years, this easily managed end terraced home has seen the benefit from a recent programme of upgrading and refurbishment. The well proportioned two bedroom accommodation is finished to a pleasing modern standard throughout. Outside there is ample parking to a block paved driveway and good sized garage. A closer inspection is strongly recommended to appreciate the merits on offer.

Pilsley boasts a number of local amenities including a respected primary school. Good road communications lead to the surrounding towns and to the centres of employment which include Chesterfield, Alfreton and Mansfield. The A38 and M1 corridor provides commuter access to further afield.

- End terraced property
- Superbly presented
- Off street parking
- Garage
- Well proportioned accommodation
- Well respected primary school
- Viewing recommended

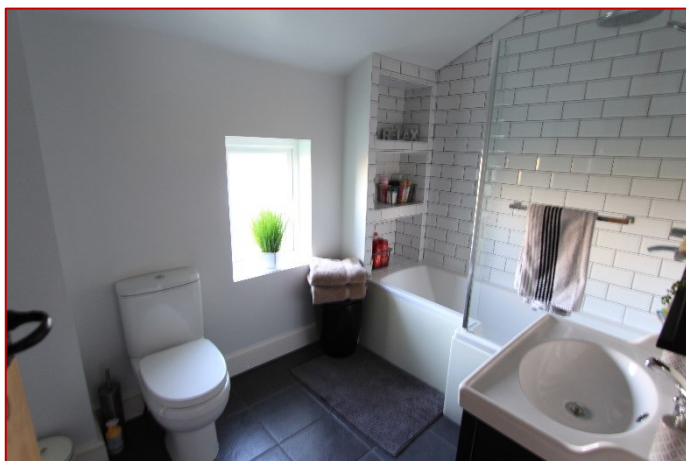


**RICS**

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## ACCOMMODATION

A UPVC mock panelled door, with decorative glazed lights, opens to an **entrance hall** with stairs leading off to the **first floor** and door opening to the:

**Sitting Room** – 3.7m x 3.27m (12' 1" x 10' 7") with front facing window, ceiling and wall light points plus a feature fireplace inset with a living coal fire. An open doorway leads off to the:

**Dining Room** – 3.43m x 4.2m (11' 2" x 13' 8") being open plan to the adjoining **kitchen** and creating an excellent all day family space for living and dining. There is a multi fuel cast iron stove set to the chimney breast with oak feature lintel and stone slabbed hearth. There is useful understairs storage, contemporary vertical hung radiator and window to the rear.

**Fitted Kitchen** – 2.57m x 2m (8' 4" x 6' 6") the fitted cupboards and work benching protruding into the dining area making good use of available space. An extensive range of cupboards are finished with an attractive grey shade and incorporate built in appliances to include microwave, dishwasher, larder fridge and freezer. There is also a black ceramic hob, under counter double oven and built in extractor canopy with black splashback. With a stainless steel sink unit, plumbing for an automatic washing machine and half glazed door leading from the drive and garden.

From the hallway, stairs rise to the first floor **landing** which allows access to the bedrooms and bathroom.

**Bedroom 1** – 3.71m x 3.25m (12' 2" x 10' 7") a front facing double bedroom with clothes storage set within the overstairs recess.

**Bedroom 2** – 3.43m x 3.25m (11' 2" x 10' 7") a second double bedroom, rear facing with views across neighbouring fields beyond the garage and garden. A full height built in cupboard houses the gas fired combination boiler which serves the central heating and hot water systems.

**Bathroom** as with the remainder of the house, finished to a pleasing modern style and standard with pine panelled and part glazed door, ceramic tiled floor and obscure glazed window. A white three piece suite includes a low flush WC, vanity wash hand basin set above a low level drawered cabinet and a shaped bath with glazed screen, adjustable and overhead sprays. The bath is surrounded by full height ceramic tiling in a white brick design which continues into recessed shelving. Chrome ladder radiator.

## OUTSIDE

The house is complemented by easily managed gardens, driveway and garaging. A gated drive is block paved and provides car standing for up to three vehicles together with access to a:

**Detached Garage**, wider than a standard single with up-and-over door, electric, power and light.

Block paving continues to the kitchen entrance at the side/rear of the house. Next to the house and garage there is a paved patio and adjacent artificial turfed area.

**TENURE** – Freehold.

**SERVICES** – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

**COUNCIL TAX** – Band A.

**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

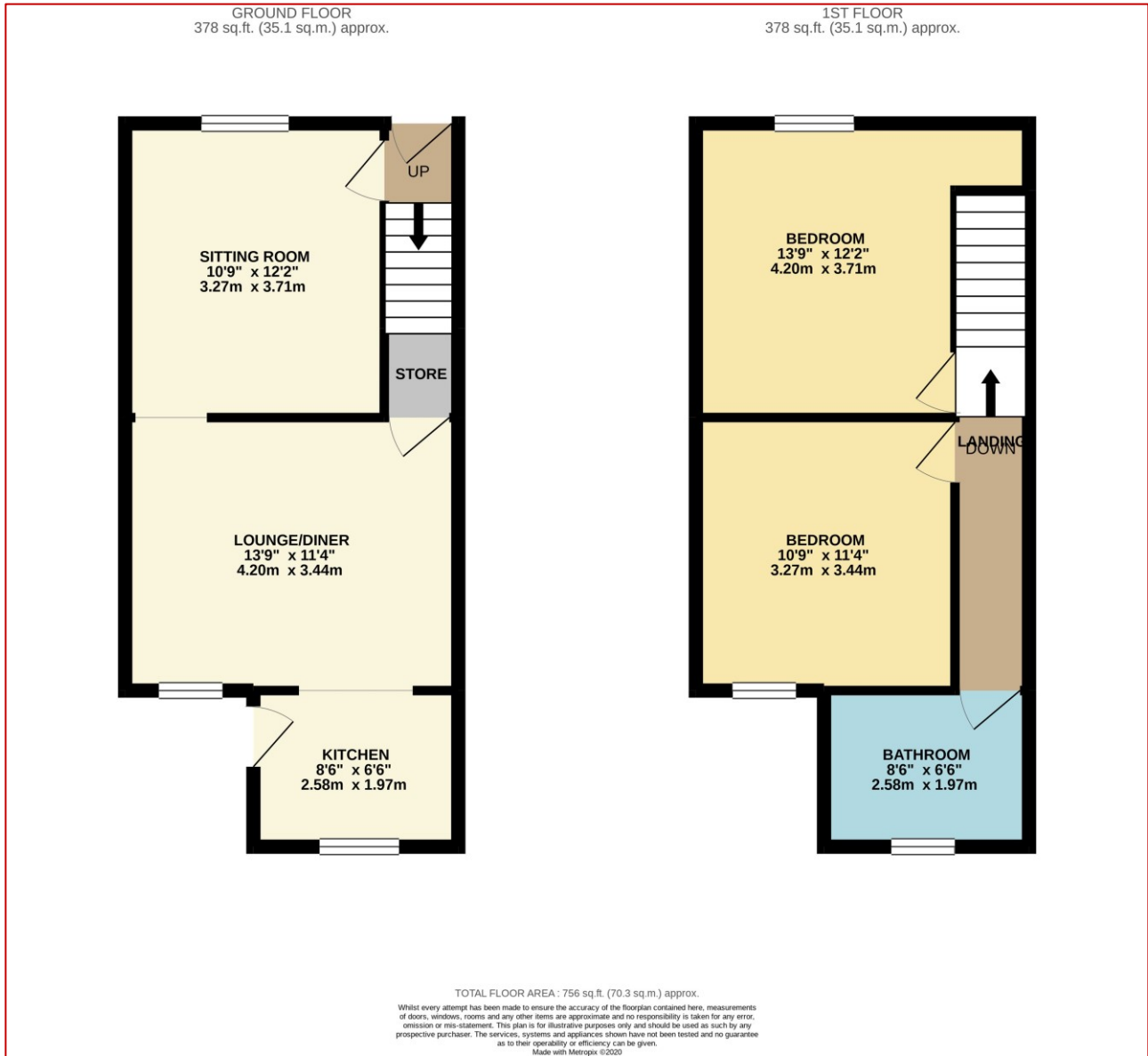
**DIRECTIONS** – Travelling through Stretton in the direction of Alfreton on the A61, turn left as signed Morton and Tibshelf. Follow the road into Morton, descend down Main Road before turning left at the Corner Pin as signed Pilsley. Continue along Pilsley Road into Morton Road and proceed to the centre of Pilsley. After passing the primary school on the right, turn second left into Queen Street. No. 14 can be found on the right hand side.

**VIEWING** – Strictly by prior arrangement with the Matlock office 01629 580228.

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Floor Plan



EPC Graph

