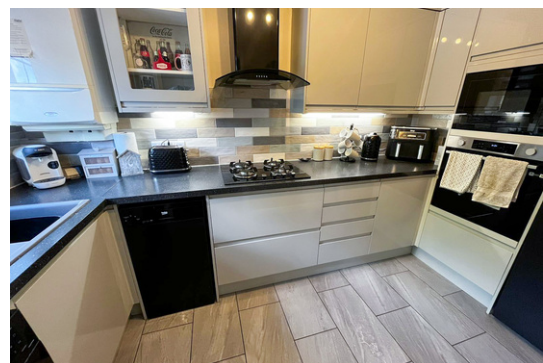


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Crow Croft Road, Pilsley, Chesterfield, Derbyshire , S45 8HY
£169,950



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- CONSERVATORY
- SIDE AND REAR LANDSCAPED GARDENS
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATED
- AMPLE OFF STREET PARKING WTH GATED ACCESS
- TUCKED AWAY LOCATION
- DOWNSTAIRS WC
- IDEAL FOR FIRST TIME BUYER

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, laminate flooring, radiator, door to kitchen, downstairs WC and Lounge.

Kitchen

3.25 m x 1.86 m (10'8" x 6'1")

UPVC window to front aspect, a modern fitted kitchen with base and wall units with work top, sink unit, integrated eye level oven, microwave, hob and extractor above, plumbing for washing machine, plumbing for dishwasher, part tiled walls, space for fridge freezer, wall mounted boiler.

Downstairs WC

Two piece suite comprising of WC and hand wash basin with tiled splash back, radiator.

Lounge

3.80 m x 2.54 m (12'6" x 8'4")

UPVC window to rear aspect, UPVC french doors to conservatory, radiator, feature fireplace, tv point.

Conservatory

3.21 m x 2.55 m (10'6" x 8'4")

UPVC and brick built with UPVC windows and french doors, laminate flooring.

First floor landing

Doors to bedrooms, storage cupboard and bathroom.

Bedroom One

3.78 m x 3.46 m (12'5" x 11'4")

UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Two

2.80 m x 1.99 m (9'2" x 6'6")

UPVC window to rear aspect, radiator, fitted wardrobes.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above and glass shower screen, WC and pedestal hand wash basin, part tiled walls, towel rail, laminate flooring and extractor fan.

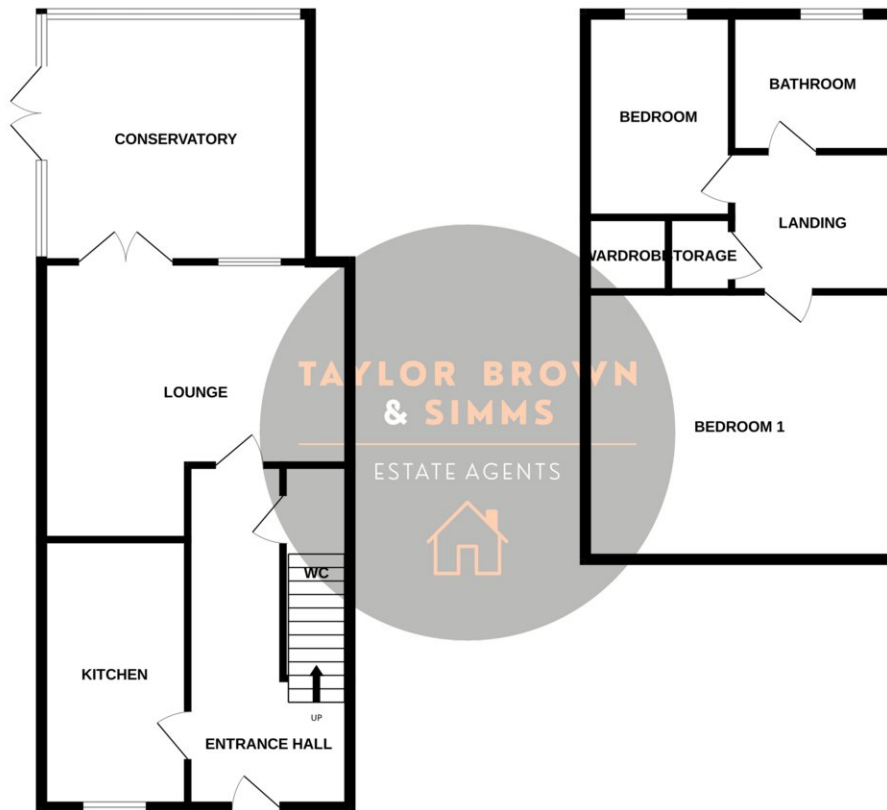
Outside

To the front of the property is a gated access leading to a corner plot parking area, with ample off street parking, which is secure and enclosed.

To the side of the property is a beautiful "sun trap" area with paved seating area, and shrubs. To the rear is a gravelled area with mature shrubs and beds, and having a artificial grass area. All being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



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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