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2 Back Lane  
Pilsley  
Chesterfield  
S45 8HJ

£825 Per Calendar Month

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- Gas central heating
- Brand new boiler
- Well-appointed kitchen
- Sealed unit double glazing
- Pleasant View to rear
- Let & Managed by Scargill Mann & Co

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

A two bedroom semi detached property, Gas central heating., sealed unit double glazing, entrance hall, open plan living/dining room, well appointed kitchen with integrated appliances, bedroom, well fitted bathroom, pleasant views to the rear.

## LOCATION

Pilsley is a pleasant village on the edge of chesterfield and the peak district national park, with regular bus services to Chesterfield and Alfreton.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

#### RECEPTION ROOM

3.50m x 3.35m (11'5" x 10'11")

Brand new carpet, electric feature fireplace, radiator. Sliding door leading to-

#### OPEN PLAN LOUNGE/DINING ROOM

7.23m x 3.93m (23'8" x 12'10")

Newly decorated open plan lounge dinner with carpet and wood effect vinyl. Feature electric fire, central heating and patio doors leading to patio area.

#### KITCHEN

3.57m x 2.66m (11'8" x 8'8")

Well appointed fitted kitchen with a range of base cupboards and drawers units with a matching range of wall mounted cabinets over. Work preparation surfaces with matching up-stands are inset with a stainless steel sink and side drainer unit with mixer tap over and a brand new four ring gas hob. Double electric oven.

### TO THE FIRST FLOOR

#### BEDROOM ONE

3.95m x 3.30m (12'11" x 10'9")

With window to the front with pleasant views. Built in storage cupboard. Radiator and ceiling light point.







#### BEDROOM TWO

3.67m x 3.03m (12'0" x 9'11")

With door leading to balcony pleasant views. Built in storage cupboard. Radiator and ceiling light point.

#### BATHROOM

2.37m x 1.73m (7'9" x 5'8")

Attractively appointed with fitted w.c and wash hand basin. Walk in shower unit with electric shower, tiled surrounds, vinyl flooring.

#### OUTSIDE & GARDENS

Beautiful present garden with lawned area.

#### GARAGE

5.96m x 2.39m (19'6" x 7'10")

Large garage housing the brand new boiler.

#### DIRECTIONAL NOTE

#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available now.

#### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

**NO APPLICATION FEES!**



#### DEPOSIT

5 Weeks Rent.

#### ADDITIONAL NOTE

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

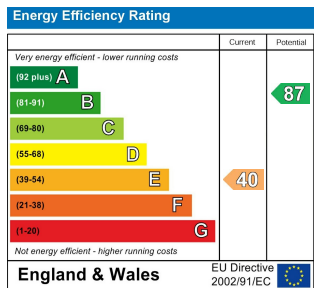
Heating: Gas central

Broadband type: BT Openreach, please check Ofcom website.

#### VIEWING

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.





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