



Selwyn Street, Bolsover, Chesterfield, Derbyshire S44 6LR

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£785 Per Month

P I N E W O O D





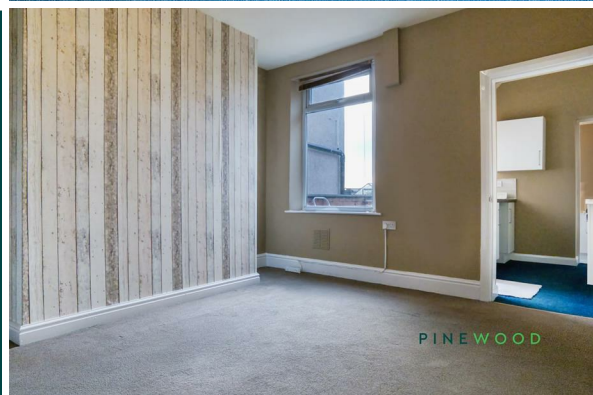
# Selwyn Street Bolsover Chesterfield Derbyshire S44 6LR



## £785 Per Month

**3 bedrooms**  
**1 bathrooms**  
**2 receptions**

- MID TERRACED PROPERTY
  - THREE BEDROOMS
  - uPVC DOUBLE GLAZING
- VIEWS OVER OPEN COUNTRYSIDE TO REAR
  - SPACIOUS GARDEN AREA
  - AVAILABLE NOW
- COUNCIL TAX BAND: A - BOND: £905
  - 2 LARGE RECEPTION ROOMS
  - MODERN KITCHEN
  - GAS CENTRAL HEATING







Welcome to 74 Selwyn Street, Bolsover — a charming mid-terraced home offering surprising space, countryside views, and immediate availability. Inside, you'll find two generous reception rooms (a cosy lounge and a dedicated dining room), plus a ground-floor bathroom for added convenience. The property includes three well-proportioned bedrooms, UPVC double glazing, and gas central heating throughout.

To the rear, the home enjoys open countryside views, creating a peaceful backdrop perfect for relaxing or entertaining. With a lovely garden to boot, you'll find yourself enjoying this outdoor space and making full use of what this property provides!

Available now — an ideal choice for families, first-time buyers, or investors looking for a well-located Bolsover property.

Video tour available!

**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

### ACCOMMODATION

Entrance is gained through the front upvc double glazed door into the;

#### LOUNGE

11'9" x 13'3" (3.57 x 4.03)

Having a telephone point, a central heating radiator and a upvc double glazed window viewing to the front of the property.

#### DINING ROOM

13'2" x 13'1" (4.01 x 3.981)

Fitted with a central heating radiator, a useful under stairs storage cupboard and a upvc double glazed window viewing to the rear of the property.

#### KITCHEN

8'1" x 6'9" (2.47 x 2.07)

Fitted with a range of units in white fitted above and below areas of easy clean work surface inset to which is a stainless steel sink unit with mixer taps, an electric hob and electric oven. There are facilities for an automatic washing machine, tiling to splash back areas, a central heating radiator, a upvc double glazed window viewing to the side of the property and a upvc double glazed door opening to the same.

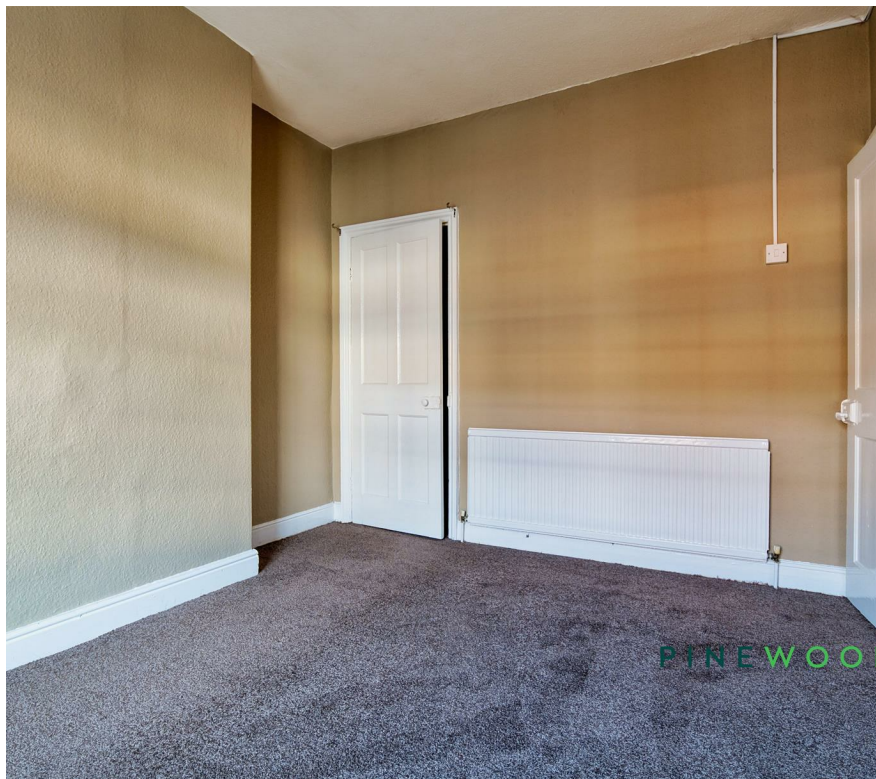
From the Kitchen access is gained to the;

#### BATHROOM

6'4" x 6'7" (1.93 x 2.00)

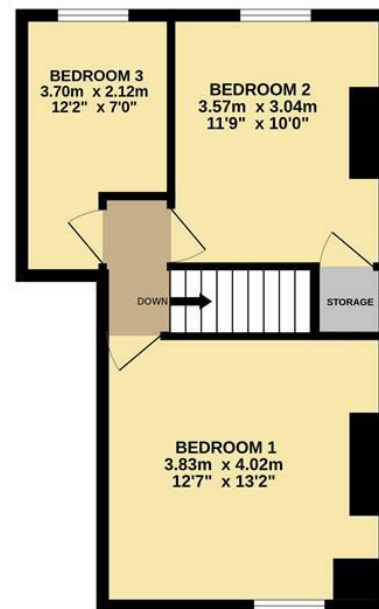
Fitted with a suite in white comprising of a panelled bath, a low flush toilet and a pedestal wash hand basin. Also fitted is a central heating radiator and a upvc double glazed window viewing to the side of the property.

Returning to the dining room and taking the stairs to the landing from which doors open to the following;



GROUND FLOOR  
42.2 sq.m. (454 sq.ft.) approx.

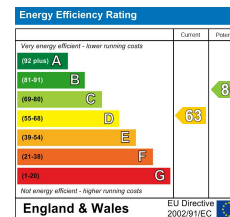
1ST FLOOR  
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA : 78.6 sq.m. (846 sq.ft.) approx.

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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### BEDROOM ONE

13'2" x 12'7" (4.02 x 3.84)

Fitted with a central heating radiator, a storage cupboard housing the boiler and a upvc double glazed window viewing to the rear of the property,

### BEDROOM TWO

11'9" x 10'2" (3.58 x 3.09)

Fitted with a central heating radiator, a useful storage cupboard and a upvc double glazed window viewing to the front of the property.

### BEDROOM THREE

13'3" x 6'11" being L shaped and reducing to 3'9" (4.05 x 2.12 being L shaped and reducing to 1.14)

Fitted with a central heating radiator and a upvc double glazed window viewing to the front of the property.

### OUTSIDE

To the rear of the property is courtyard, having a fully enclosed garden beyond with patio area and brick outbuildings. The garden offers views of the open countryside beyond.

### DISCLAIMER RENTAL

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these

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PINEWOOD