

Springfield Crescent
Bolsover, Chesterfield
Offers In The Region Of £85,000



PINEWOOD
PROPERTIES

Est. 2004

THIS END OF TERRACE PROPERTY WOULD MAKE AN IDEAL PURCHASE FOR ANY FIRST TIME BUYER OR INVESTOR BEING CLOSE TO ALL LOCAL AMENITIES

- * THREE BEDROOMS
- * GOOD SIZED REAR GARDEN
- * GOOD ACCESS TO COMMUTER LINKS AT J29a M1

VIRTUAL VIEWING AVAILABLE

PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION

- Lounge
- Conservatory
- Gas Central Heating
- Family Friendly Rear Garden
- Potential to Create Off Road Parking
- Kitchen
- Family Bathroom
- Three Bedrooms
- Upvc Double Glazing Throughout
- Wimpey No-fines Construction

ACCOMMODATION

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

ENTRANCE HALL

Having the stairs allow access to the first floor accommodation and doors giving access to the;

KITCHEN

19'6" x 11'2" reducing to 6'3" (5.95m x 3.42m reducing to 1.91m)

Being 'L' shaped and fitted with a range of units in a high gloss white above and below areas of easy clean roll top work surfaces inset to which is a 1 1/2 bowl composite sink with swan neck mixer tap. There is an integrated four ring induction hob, with stainless steel chimney style extractor fan above and electric oven below. Also fitted is plumbing for an automatic washing machine, under stairs storage, two upvc double glazed windows, one viewing to the rear of the property the other to the side and a upvc double glazed door opening to the side of the property. From here is a door leading to the;

LOUNGE

19'9" x 9'11" (6.04m x 3.04m)

Having two central heating radiators, television aerial and telephone points, oak effect laminate flooring, a upvc double glazed window viewing to the front of the property and upvc double glazed patio doors opening to the;

CONSERVATORY

9'3" x 9'6" (2.84m x 2.92m)

Being of upvc double glazed construction and having a central heating radiator, upvc double glazed windows viewing to the rear of the property and a upvc double glazed door opening to the raised decked area.

Returning to the Entrance Hall and taking the stairs to the first floor landing having access to the loft space which is boarded and has lighting, there's a built-in storage cupboard housing the Heatline combination boiler and doors leading to;

BEDROOM ONE

11'1" x 11'1" (3.38m x 3.40m)

Having a central heating radiator, a built-in storage cupboard and a upvc double glazed window viewing to the front of the property.

BEDROOM TWO

13'3" x 8'4" reducing to 5'6" (4.05m x 2.55m reducing to 1.70m)

Being 'L' shaped and having a central heating radiator and a upvc double glazed window viewing to the rear of the property.

BEDROOM THREE

11'1" x 6'5" (3.39m x 1.96m)

Having a central heating radiator and a upvc double glazed window viewing to the side of the property.

BATHROOM

7'5" x 5'5" (2.28m x 1.67m)

Being fully tiled and fitted with a suite in white comprising of a panelled bath above which is the Triton electric shower, a pedestal wash hand basin and a low flush toilet. Also fitted is a chrome central heated towel rail and a upvc double glazed window viewing to the rear of the property.

OUTSIDE

To the front of the property is a gate opening to path that leads to the front door and round to the side of the property.

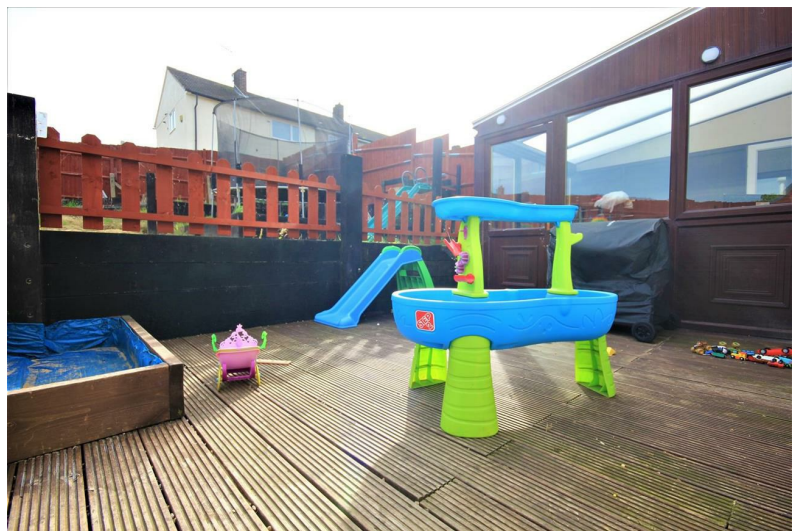
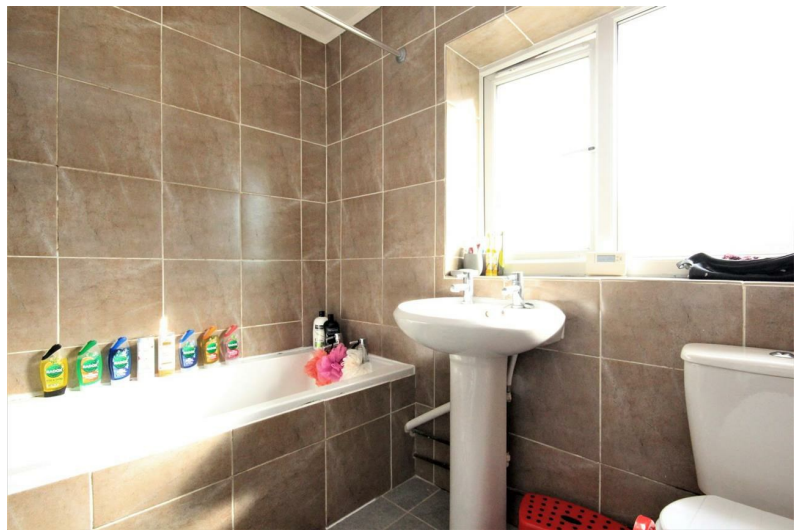
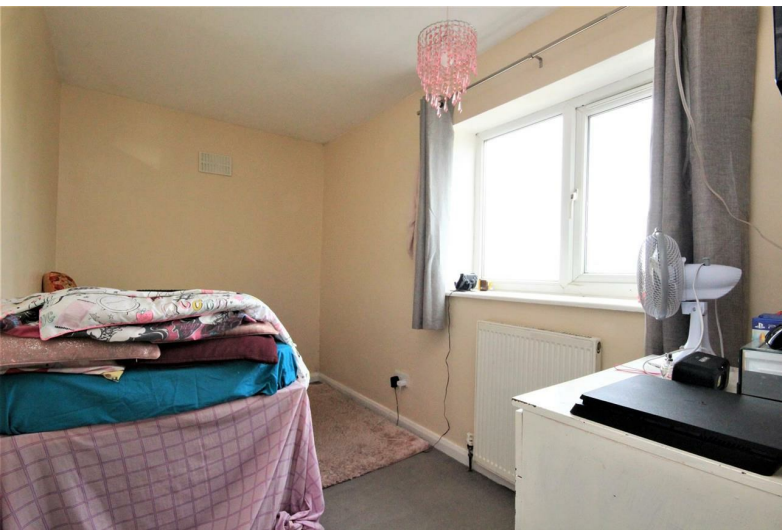
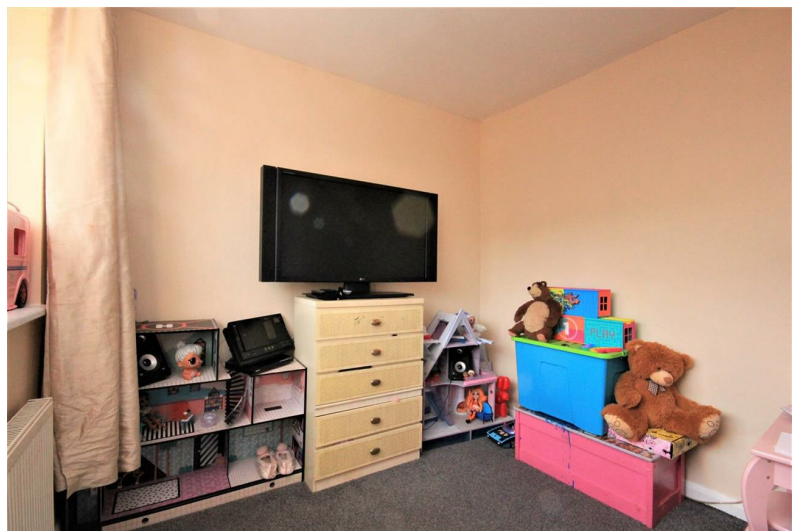
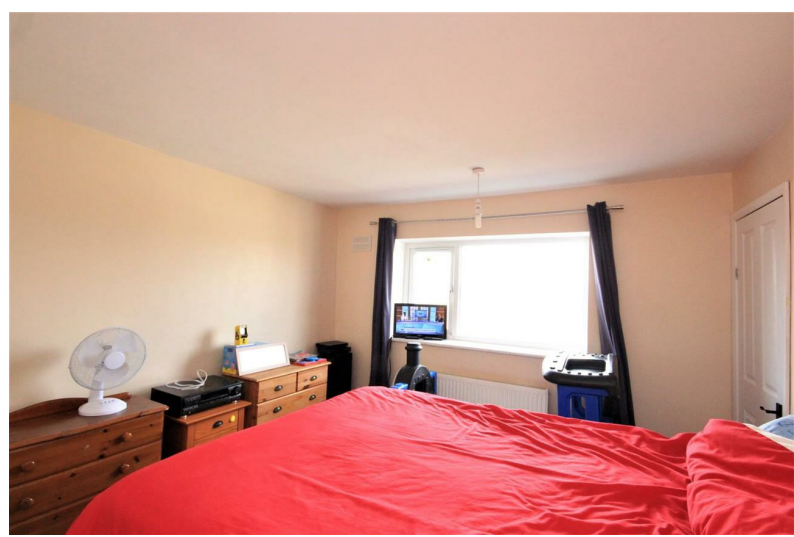
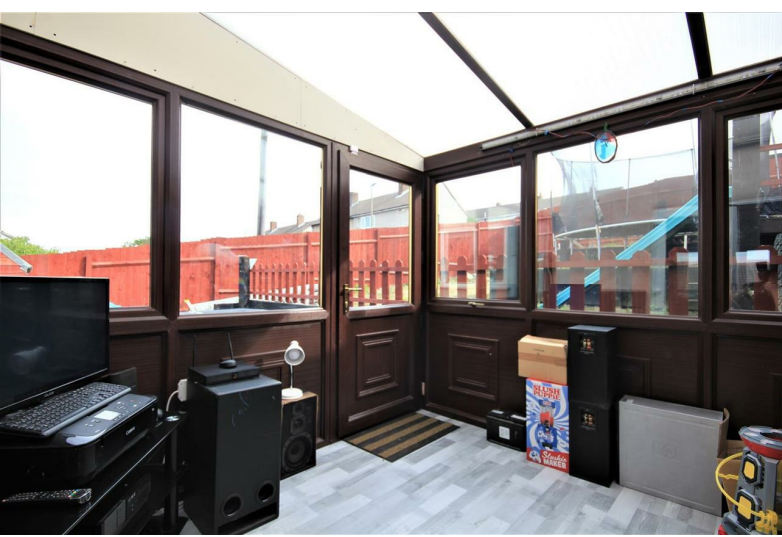
To the rear of the property is a fully enclosed garden with outside tap, a raised decked area.

OTHER INFORMATION

The Tenure of this property is Freehold ??????

The Council Tax Band is '?????'

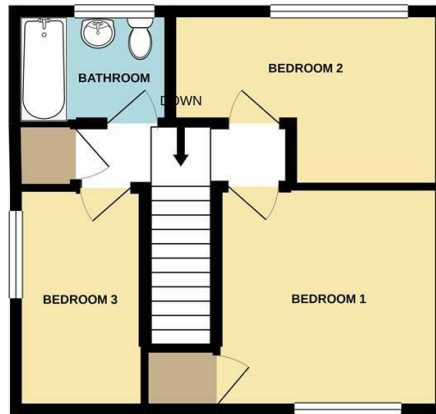
Wimpey No-fines Construction - Mortgageable



GROUND FLOOR
46.6 sq.m. (502 sq.ft.) approx.



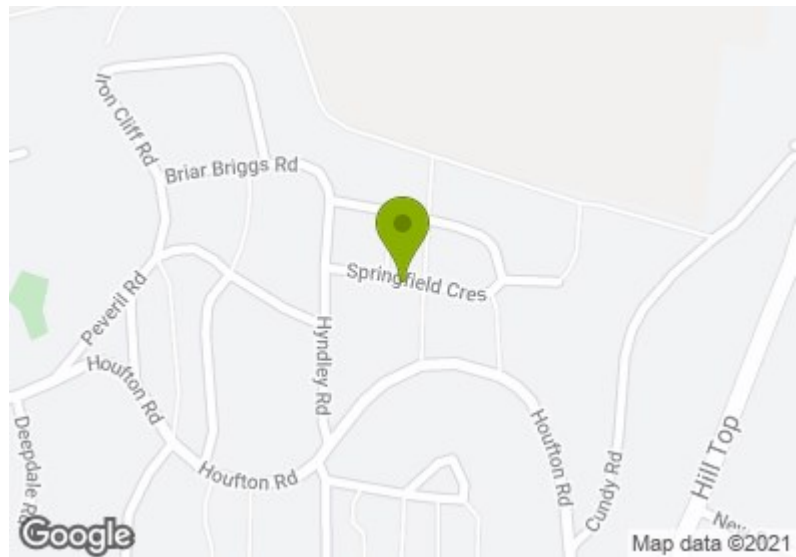
1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 79.7 sq.m. (858 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			65
(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			



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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