

PINEWOOD



Sutton Hall Road, Bolsover, Chesterfield, Derbyshire S44 6JJ

2 1 2 EPC D

Offers In The Region Of £99,950



END TERRACE PROPERTY WITH TWO DOUBLE BEDROOMS AND TWO RECEPTION ROOMS

PINEWOODS ARE DELIGHTED TO OFFER THIS END TERRACE PROPERTY SITUATED IN CARR VALE, BOLSOVER. WITHIN WALKING DISTANCE TO LOCAL AMENITIES, THE PROPERTY IS IDEALLY LOCATED CLOSE TO BOLSOVER TOWN CENTRE AND JUNCTION 29A M1. THE PROPERTY WOULD MAKE AN IDEAL PURCHASE FOR A FIRST TIME BUYER OR INVESTOR.

- ** TWO BEDROOMS
- ** GAS CENTRAL HEATING
- ** UPVC DOUBLE GLAZING
- ** TWO RECEPTION ROOMS

**PLEASE CALL PINEWOOD PROPERTIES, CLOWNE FOR A VIEWING OR FOR FURTHER INFORMATION*

- END TERRACE
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- FREEHOLD PROPERTY
- TWO BEDROOMS
- GAS CENTRAL HEATING
- FRONT GARDEN AND REAR COURTYARD
- CLOSE TO JNC 29A M1
- COUNCIL TAX BAND 'A'

ACCOMODATION

Entrance is gained through the front uPVC door into the;

ENTRANCE HALL

Having a central heating radiator, the stairs allowing access to the first floor accommodation and doors leading to the;

DINING ROOM

10'11" x 10'6" (3.33 x 3.21)

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

LIVING ROOM

13'3" x 10'11" (4.06 x 3.33)

Having a central heating radiator, a brick feature fireplace and a uPVC double glazed window viewing to the rear of the property.

KITCHEN

8'9" x 6'7" (2.67 x 2.02)

Being fitted with a range of units with wood effect cupboard and drawer fronts. Above the base units there are easy clean worksurfaces inset to which is a stainless steel sink with chrome taps and an electric hob. Above the hob there is an extractor fan and the addition of an integrated single oven and fridge. There are tiled splash back areas, plumbing for an automatic washing machine, the Baxi combination boiler, a uPVC double glazed window viewing to the side of the property and a uPVC double glazed door giving access to the same.

Returning to the Entrance Hall and taking the stairs to the first floor landing having a uPVC double glazed window viewing to the rear of the property, a built-in storage cupboard, access to the loft space and doors opening to;

BEDROOM ONE

14'2" x 10'7" (4.33 x 3.23)

Having a central heating radiator and a uPVC double glazed window viewing to the front of the property.

BEDROOM TWO

13'4" x 7'9" (4.08 x 2.38)

Having a central heating radiator and a uPVC double glazed window viewing to the rear of the property.

BATHROOM

8'9" x 6'6" (2.69 x 1.99)

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

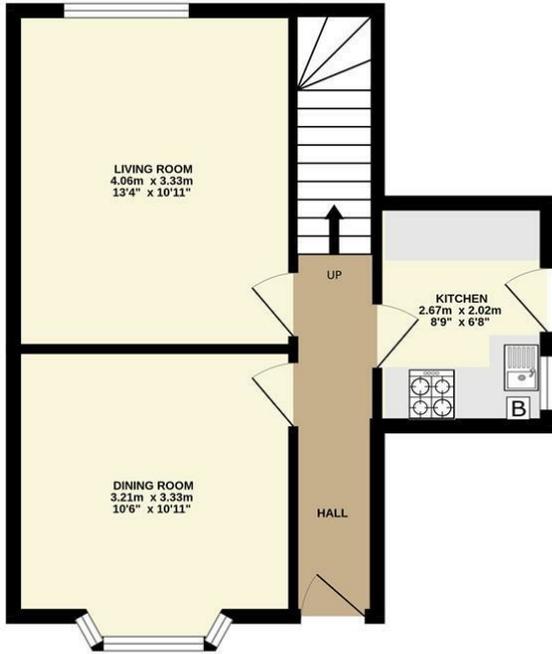
OUTSIDE

To the front of the property is an enclosed garden with a path that leads to the front door.

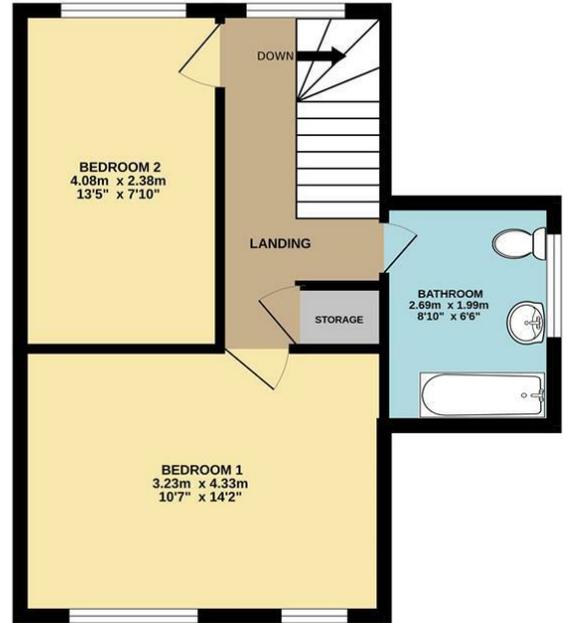
To the rear of the property is a courtyard. There is also a further two outbuildings, one to the side and one to the rear.



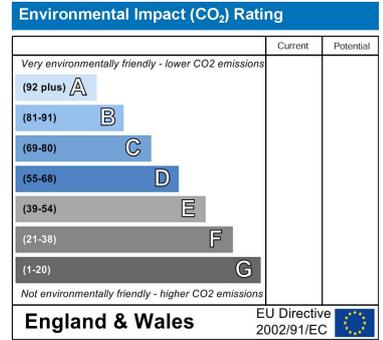
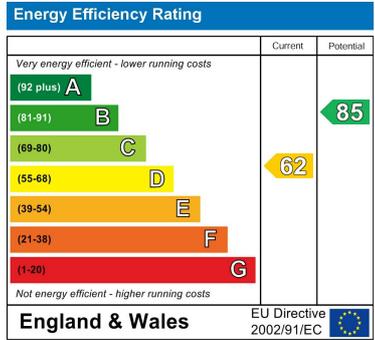
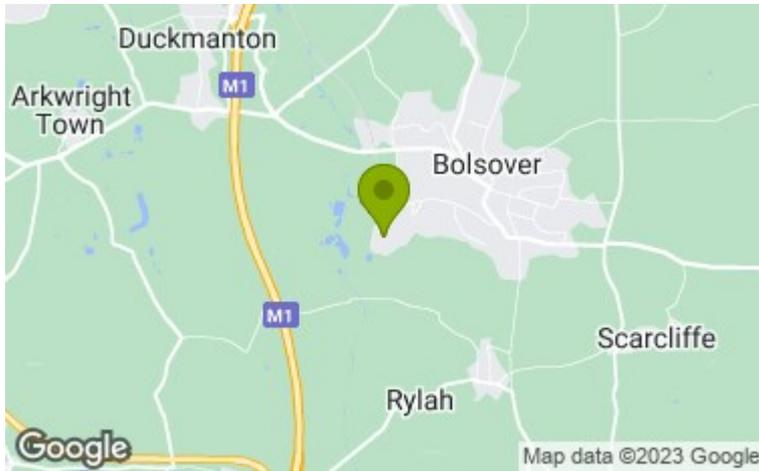
GROUND FLOOR



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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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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