



Holbeck Avenue, Bolsover, Chesterfield, Derbyshire S44 6XT

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Offers In The Region Of
£100,000



Holbeck Avenue Bolsover Chesterfield S44 6XT



Offers In The Region

**3 bedrooms
1 bathroom
1 reception**

- 3 bedroom Semi-Detached
 - 1 modern bathroom
 - Cosy reception room
- Located on Holbeck Avenue
 - Close to local amenities
- Easy access to transport links
 - Ideal for families
 - Quiet residential area
- Viewing highly recommended
- Perfect for first-time buyers





Nestled in the charming area of Holbeck Avenue, Bolsover, this delightful property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The single reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The property features one bathroom, thoughtfully designed to cater to your daily needs. While classified as 'other', this home possesses a unique character that sets it apart from traditional offerings, making it a wonderful opportunity for those looking to make their mark.

Bolsover is a picturesque town, known for its rich history and friendly community. Residents can enjoy local amenities, including shops, schools, and parks, all within easy reach. The surrounding area boasts beautiful countryside, perfect for leisurely walks and outdoor activities.

This property on Holbeck Avenue is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to invest, this home presents a fantastic opportunity to embrace a comfortable lifestyle in a welcoming neighbourhood. Do not miss the chance to view this charming property and envision your future here.

Lounge

17'5" x 11'10" (5.30m x 3.60m)

The lounge is a welcoming space filled with natural light from a large front-facing window. It features patterned wallpaper with a subtle sheen, plush carpeting, and recessed ceiling lights, creating a cosy and inviting atmosphere. The room comfortably houses two sofas and a coffee table and boasts a neutral palette that would suit many styles of décor. The staircase and under-stairs cupboard add practical storage options whilst maintaining an open feel.

Kitchen

6'11" x 11'10" (2.10m x 3.60m)

The kitchen is well-appointed with white cabinetry contrasted by wood-effect work surfaces and grey subway tile splashbacks. It includes a gas hob with an extractor above, an oven, and space for a washing machine and tall fridge freezer. The room benefits from hard flooring and a rear doors leading to the garden room, allowing ample light and easy access to the outdoors.

Garden Room

7'7" x 8'2" (2.30m x 2.50m)

The garden room is a bright space with the same flooring as the kitchen and a door leading directly out to the enclosed rear garden. Its large windows provide plenty of natural light and a pleasant view of the outdoor area, making this a great spot to relax or entertain.

Bedroom 1

8'10" x 11'10" (2.70m x 3.60m)

Bedroom 1 is a comfortable double room featuring a dormer window that fills the space with natural light. The neutral decor and brown carpet offer a blank canvas for personal touches, while built-in storage maximises the available space.

Bedroom 2

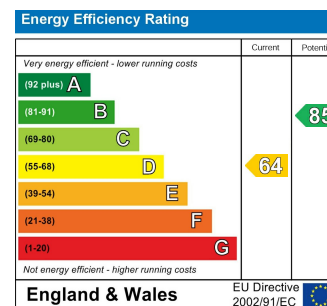
9'11" x 6'3" (3.01m x 1.90m)

Bedroom 2 is a compact room perfect for use as a single bedroom or a home office. It is neutrally decorated with a window that allows natural light to brighten the space and includes fitted storage for convenience.

Bedroom 3

8'2" x 5'7" (2.50m x 1.70m)

Bedroom 3 is a smaller room, ideal for a child's bedroom, study or storage. It features a window and a simple neutral scheme with carpeted flooring.



Bathroom

6'11" x 5'7" (2.10m x 1.70m)

The bathroom is fitted with a white suite comprising a bathtub with overhead shower, a pedestal basin and a close-coupled WC. Grey tiling around the bath and window complements the neutral walls, and a window allows natural light into the room.

Porch

The hallway is a bright, narrow space with a window at one end, allowing natural light to flow through and offering views to the outside. It has a simple decor and wood-effect flooring, providing a practical entrance area to the property.

Rear Garden

The rear garden is a well-maintained, enclosed outdoor space with a lawn, patio area and garden shed. It is ideal for outdoor dining, relaxation or gardening, and benefits from fencing that provides privacy and security.

Front Exterior

The exterior of the property is a brick-built semi-detached house with a tiled roof. It features a driveway providing parking space and a small front garden with well-kept lawn.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

A reservation agreement may be available

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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