



Spencer Street, Bolsover, Chesterfield, Derbyshire S44 6JG

2 1 2 EPC D

Offers In The Region Of  
£100,000

PINEWOOD



**Spencer Street  
Bolsover  
Chesterfield  
Derbyshire  
S44 6JG**



**Offers In The Region**

**2 bedrooms  
1 bathrooms  
2 receptions**

- TWO BEDROOM MID TERRACE
- ENCLOSED REAR GARDEN AREA WITH SHED
  - ATTIC ROOM (not a bedroom)
- TWO GOOD SIZE RECEPTION ROOMS
  - GROUND FLOOR BATHROOM
  - TWO DOUBLE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO LOCAL AMENITIES & GOOD TRANSPORT LINKS
  - COUNCIL TAX BAND-A
  - FREEHOLD





Welcome to Spencer Street, Bolsover, Chesterfield - a great location for this delightful TWO bedroom mid-terrace house. Whether you're looking for a new family home or a cosy space to call your own, this property on Spencer Street has the potential to be your perfect haven.

Entering through a uPVC front door, the property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. There is modern kitchen with fitted units, an electric oven, electric hob and space a free standing fridge freezer as well as plumbing for a washing machine.

Off the kitchen is a ground floor bathroom with white suite, comprising of a paneled bath, pedestal sink and a W.C.

The first floor offers two good size double bedrooms bedrooms meaning plenty of space for a small family. On the second floor, the attic room provides a great home office or additional storage.

The real gem of this property is the lovely rear garden, complete with a large shed.

Don't miss out on the opportunity to make this spacious house your new home.

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

### LOUNGE

11'10" x 11'10" (3.62 x 3.63)

Entering in through a uPVC front door into a front facing lounge with painted decor, carpet, a central heating radiator and a uPVC double glazed window. There is a cupboard which houses the gas and electric meters.

### DINING ROOM

11'11" x 11'10" (3.65 x 3.63)

A rear facing dining room/additional lounge with access to staircase, which leads to the first floor. With painted decor, carpet, a central heating radiator and a uPVC double glazed window.

### KITCHEN

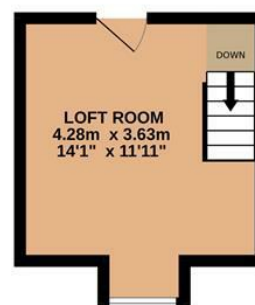
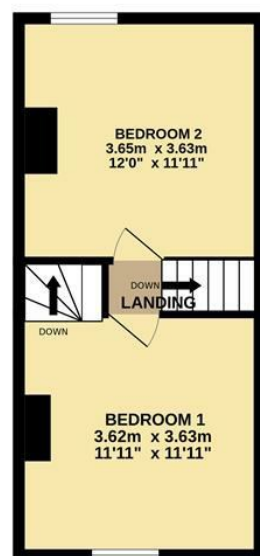
11'6" x 6'0" (3.53 x 1.84)

Located off the dining room is a galley style kitchen with a uPVC side door leading out to the rear of the property. Fitted wall and base units and contrasting laminated worktop tiled splash back. With chrome sink and drainer with chrome taps, an integrated electric oven and electric hob. Space for a freestanding fridge freezer and plumbing for a washing machine. Painted decor, carpet, a central heating radiator and a side facing uPVC double glazed window. The combi boiler is also located in the kitchen.

GROUND FLOOR  
38.5 sq.m. (414 sq.ft.) approx.

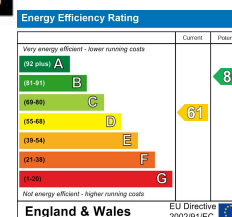
1ST FLOOR  
28.4 sq.m. (305 sq.ft.) approx.

2ND FLOOR  
14.0 sq.m. (151 sq.ft.) approx.



TOTAL FLOOR AREA : 80.9 sq.m. (870 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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## BATHROOM (downstairs)

6'5" x 6'0" (1.96 x 1.84)

Located to the rear of the property off the kitchen is a downstairs bathroom with white suite, comprising of a paneled bath with mixer shower attachment, pedestal sink with chrome taps and W.C. With painted decor, tiling around the bath area, carpet, a central heating radiator and a side facing uPVC double glazed window with frosted glass.

## STAIRS & LANDING

Staircase to the first floor and small landing area with access to a staircase leading up to the attic room. With painted decor and carpet to both staircases.

## BEDROOM ONE

11'10" x 11'10" (3.62 x 3.63)

A front facing double bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

## BEDROOM TWO

11'11" x 11'10" (3.65 x 3.63)

A rear facing double bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

## ATTIC ROOM

14'0" x 11'10" (4.28 x 3.63)

Accessed via a staircase to an attic room, which does not have permissions to be used as a bedroom. Ideal space for an office or additional storage. With painted decor, carpet, a central heating radiator and a uPVC double glazed window.

## OUTSIDE

To the front of the property is on street parking.

To the rear of the property is a patio area which must be allowed shared access. Through a small gate is access to an enclosed garden with lawn and a gravel seating area. The property benefits from a large brand new shed.

## 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.

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