



£160,000 Freehold

35 ROSEWOOD AVENUE | BOLSOVER | CHESTERFIELD | S44 6GL

**BuckleyBrown**  
ESTATE AGENTS

LIVING THE DREAM... Sat on the charming Rosewood Avenue in Bolsover, you will find this gorgeous two bedroom link semi-detached house. This home presents an excellent opportunity for those seeking a comfortable and inviting home. Situated in the heart of Bolsover you will be within close proximity to schools, amenities and transport links! Come on in...

Upon entry you are welcomed via the entrance hallway, allowing access into the reception room. A spacious and cosy room made for spending time relaxing with family. Through into the rear of the home is the kitchen/diner. A bright space, complete with matching cabinets and ample space for your dining furniture, perfect for entertaining friends or enjoying home cooked meals. To complete this floor is a handy WC.

Upstairs you will find two well proportioned bedrooms, both with neutral decor throughout and ample space and opportunity to make them your own. To complete this floor is the family bathroom.

Outside you will find a low maintenance rear garden complete with lawned and decked areas, this is a perfect space to enjoy spending time with family in the summer time! This home also benefits from a driveway for off street parking and a garage.

This charming two-bedroom house on Rosewood Avenue is a fantastic home, complete with a spacious layout, tasteful decor and within a great location!

Do not miss the chance to make this delightful home your own. Call today to view!





#### Entrance Hallway

Allowing access into:

#### Reception Room

A spacious room with central heating radiator and window to the front elevation.

#### Kitchen/Diner

Complete with matching cabinets and complimentary worktop over. Inset sink and drainer, oven and hob. Space for appliances. Ample room for all your dining furniture. Window to the rear elevation and doors allowing access onto the rear garden.

#### Bedroom One

Carpeted flooring with central heating radiator and window to the front elevation.



#### Bedroom Two

Carpeted flooring, central heating radiator and window to the rear elevation.

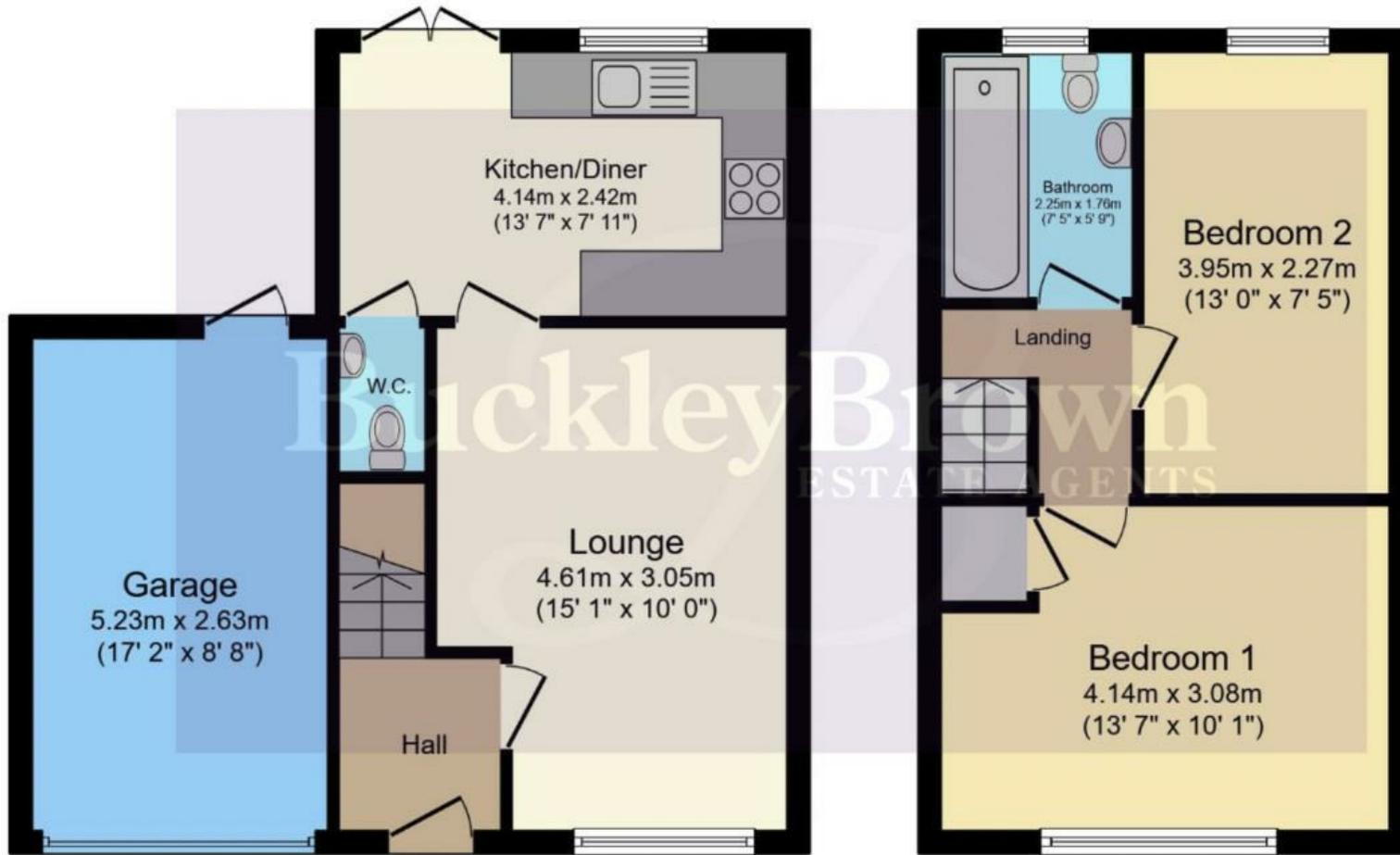
#### Bathroom

Complete with low flush WC, hand wash basin, bath with overhead shower. Frosted window to the rear elevation.

#### Outside

Low maintenance rear garden with lawn and decked areas. A driveway for off street parking and garage.

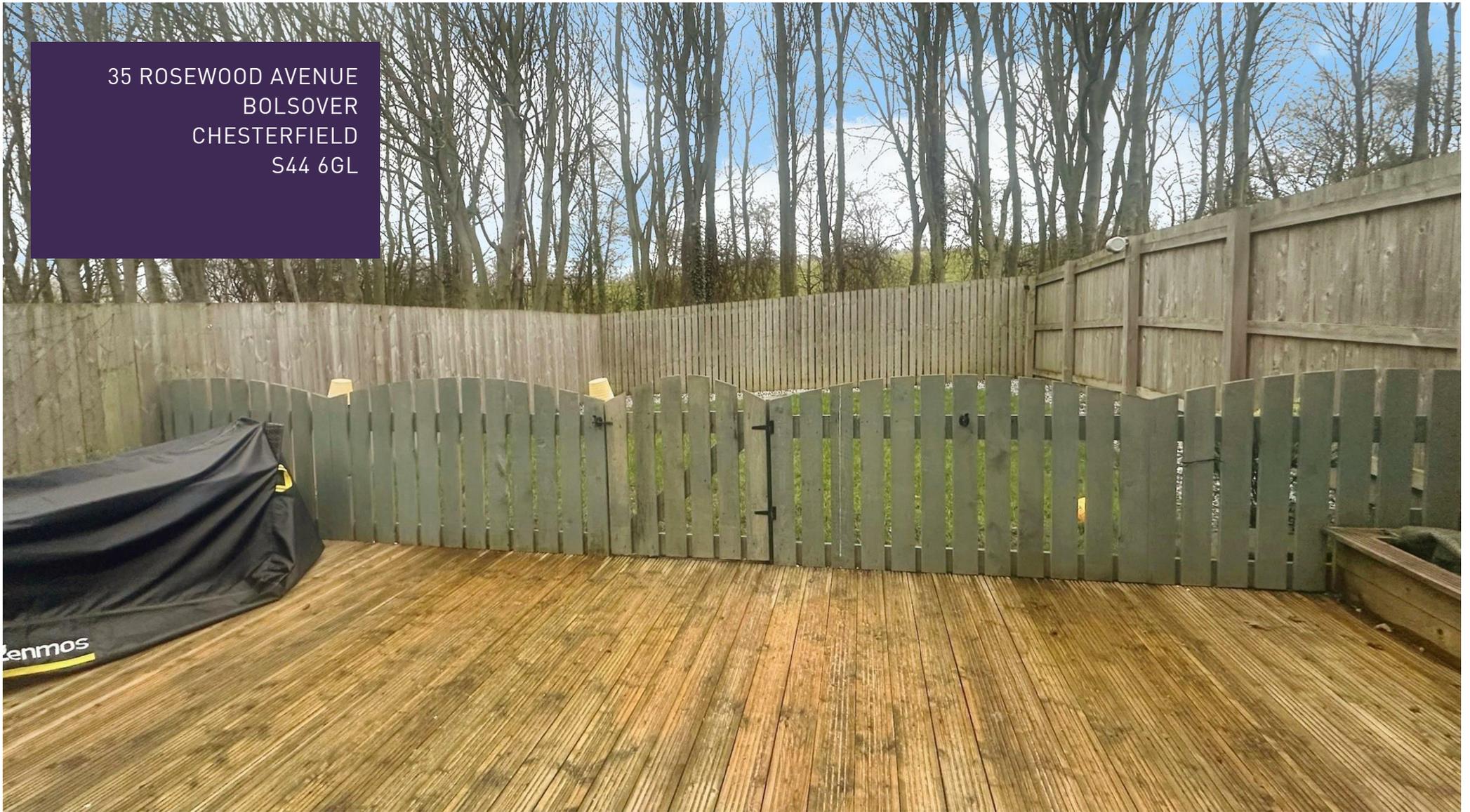




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121



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