



£140,000 Freehold

31 WELBECK ROAD | BOLSOVER | CHESTERFIELD | S44 6DF

**BuckleyBrown**  
ESTATE AGENTS

YOUR HAVEN AWAITS...! Welcome to this charming three-bedroom mid-terrace house located on Welbeck Road in the heart of Bolsover. This delightful property offers a cosy living space, perfect for families or those seeking a comfortable home. Come on in...

As you enter, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. Through to the rear of the home is the spacious kitchen/diner, complete with matching cabinets and ample space for your dining furniture, making it perfect to enjoy home cooked meals.

The first floor is where you will find two bedrooms, both with ample space and opportunity to make your own. To complete this floor is the family bathroom.

Heading to the second floor is where you will find the attic room, currently being used as the third bedroom, but can be used flexibly to suit your families needs.

Outside offers a low maintenance rear garden complete with a lawn area, creating a great setting to enjoy the summer months with friends and family.

The property is situated in a central location and benefits from easy access to local amenities, schools and transport links.

This house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to invest, this home presents a wonderful opportunity! Do not miss the chance to make this lovely house your new home.

Call today to view!





### Reception Room

Allowing access into the home. Carpeted flooring and window to front elevation.

### Kitchen/Diner

Complete with matching cabinets and complimentary worktop over along with space for appliances. Window to the rear elevation and space for dining furniture.

### Rear Porch

Allowing access to the rear garden.

### Bedroom One

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

### Bedroom Two

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



### Bathroom

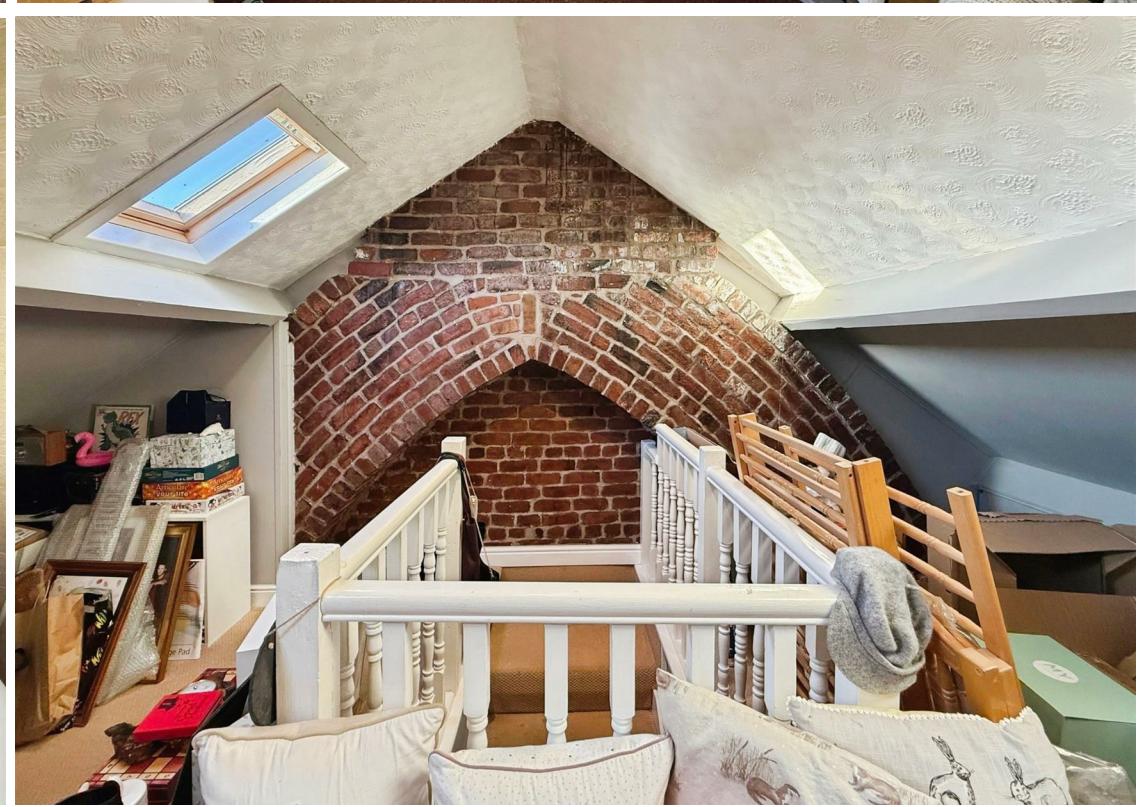
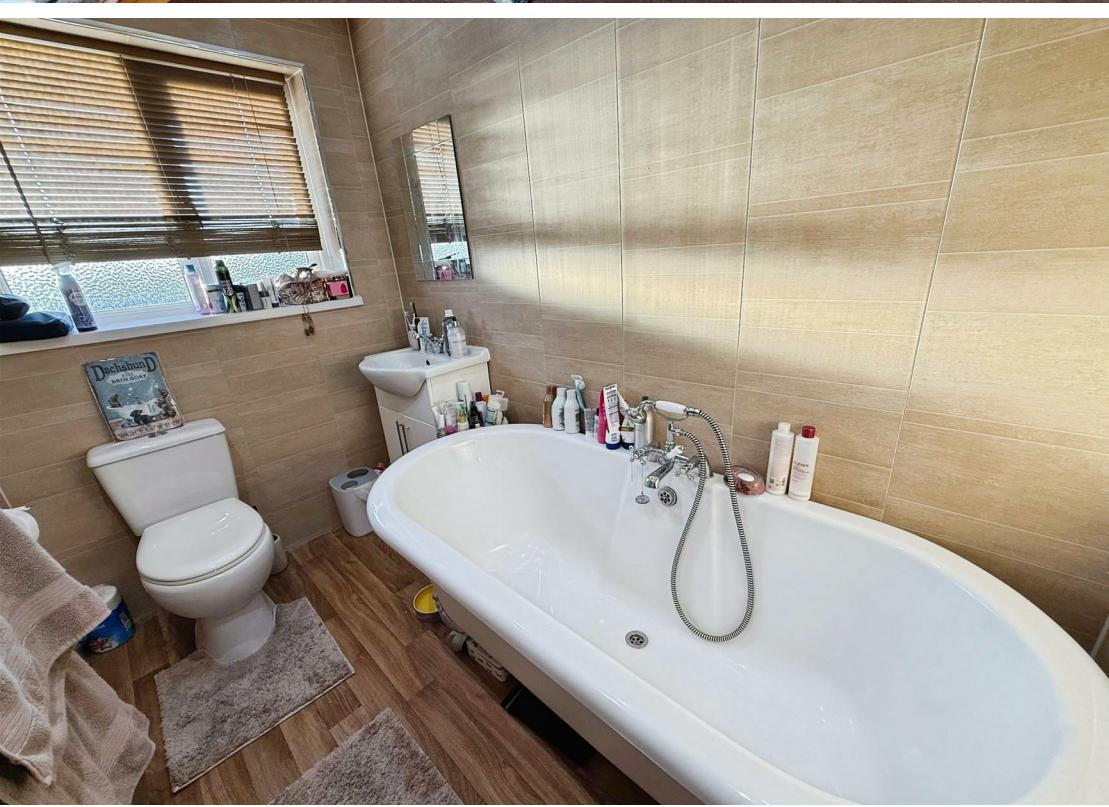
Low flush WC, vanity unit hand wash basin and bath. Frosted window to the rear elevation.

### Attic Room/Bedroom Three

Carpeted flooring, central heating radiator and velux windows.

### Outside

Low maintenance rear garden mostly laid to lawn.





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) A		87
(81-80) B		
(69-60) C		
(55-48) D		61
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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