



Price Guide £180,000 Freehold

59 ST. LAWRENCE AVENUE | BOLSOVER | CHESTERFIELD | S44 6HS



GUIDE PRICE £180,000-£190,000

GENEROUS PLOT... Offered for sale is this well-presented two-bedroom home, occupying a generous plot in the sought-after area of Bolsover. Bolsover is a popular historic market town, well placed for access to nearby Chesterfield and the surrounding countryside, offering a great balance of local amenities, schools, and green space—making it ideal for first-time buyers, downsizers or anyone looking for a home with excellent outdoor space.

Upon entering the property, you are welcomed into an entrance hall with access to the main living accommodation. The lounge is positioned to the front of the home, featuring a large window which allows natural light to pour in, creating a bright and inviting living space.

To the rear of the property sits the kitchen/diner, offering a practical layout with space for dining and everyday family living. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living—perfect for entertaining or enjoying alfresco dining during the warmer months. A convenient utility room completes the downstairs accommodation.

To the first floor, the property offers two well-proportioned bedrooms, both providing ample space for bedroom furniture and storage. The family bathroom is fitted with a three-piece suite comprising bath with an electric shower over head, wash basin and WC.

Externally, the property truly comes into its own. To the front, a driveway provides ample off-street parking and access to the garage. To the rear is a particularly attractive, enclosed garden, mainly laid to lawn with a dedicated patio seating area—ideal for relaxing, entertaining, or enjoying the outdoors in privacy.

A fantastic opportunity to acquire a home with excellent outdoor space in a well-regarded location.





Entrance Hall

Housing the stairs to first floor accommodation and giving access to;

Living Room

Having a window to front elevation and central heating radiator.

Kitchen Diner

The kitchen is fitted with a range of matching cabinetry with complimentary work surface above, inset sink and tap over, space and plumbing for appliances. There is a window to the rear elevation and patio doors leading out to the rear garden. There is ample space for dining furniture and a hall leading to an internal door into the garage.

Utility

with washing machine plumbing, and cabinets offering ample storage. With a window to the rear elevation.

First Floor Landing

With a window to the side elevation and providing access to;

Bedroom One

Having a window to front elevation, and central heating radiator.

Bedroom Two

Having window to rear elevation, and central heating radiator.

Bathroom

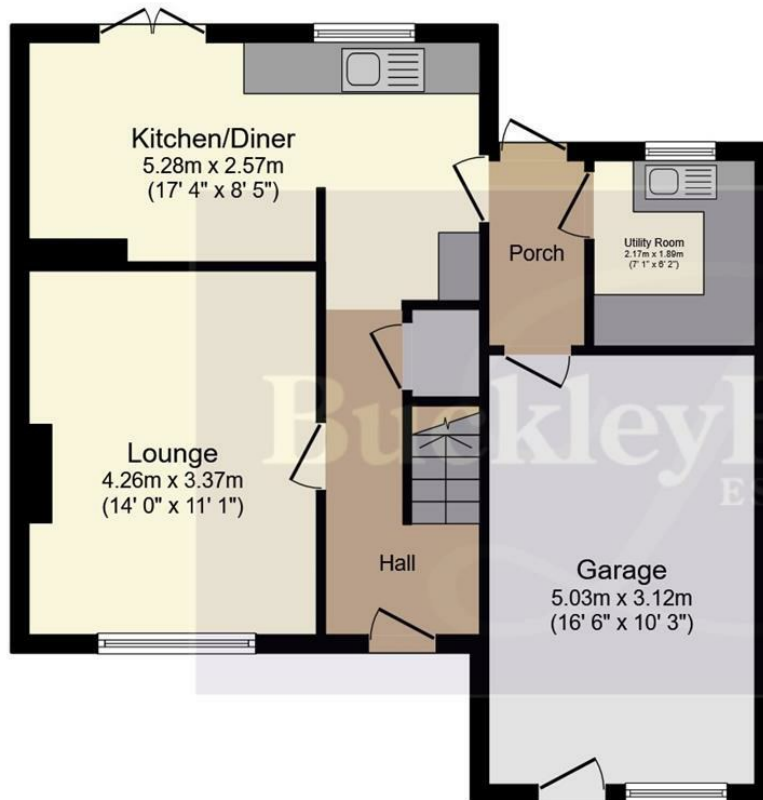
Complete with three piece suite comprising of a bath with an electric shower over head, low flush WC and hand wash basin.



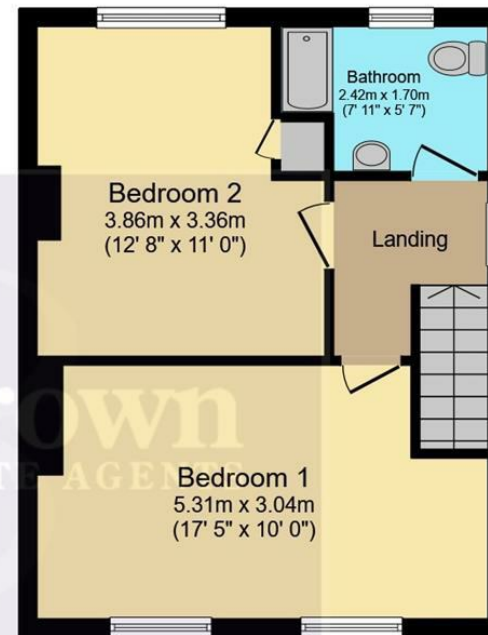
Outside

To the front of the property there is a driveway providing ample off street parking and access to the garage. To the rear of the property there is a fantastic sized enclosed garden which is mostly laid to lawn with a dedicated slabbed seating area.





Ground Floor
Floor area 59.9 sq.m. (645 sq.ft.)



First Floor
Floor area 36.6 sq.m. (394 sq.ft.)

Total floor area: 96.5 sq.m. (1,039 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

59 ST. LAWRENCE AVENUE
BOLSOVER
CHESTERFIELD
S44 6HS



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

t: 01623 633 633

t: 01623 633 633

t: 01246 605121


BuckleyBrown
ESTATE AGENTS

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.