



Guide Price £160,000 Freehold

16 HOULDSWORTH CRESCENT | BOLSOVER | CHESTERFIELD | S44 6SQ

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £160,000-£170,000

A GREAT OPPORTUNITY!...

Welcome to this three-bedroom end-terraced property located in the popular area of Bolsover, Chesterfield, offering convenience, comfort, and versatile living spaces.

Upon entering, you are welcomed into a bright and inviting living room, ideal for relaxing with family or entertaining guests. Moving through the property, you'll find a well-proportioned kitchen offering ample storage and preparation space, designed with practicality in mind for everyday cooking. The adjoining utility room provides additional functionality, keeping household tasks neatly tucked away. To the rear, the property boasts a lovely garden room, filled with natural light and complete with sliding doors that open directly onto the rear garden. This space offers a seamless indoor-outdoor flow, perfect for dining, socialising, or simply enjoying views of the garden all year round. Completing the ground floor is a handy WC for added convenience.

Upstairs, the property hosts three well-sized bedrooms, each offering a comfortable setting to unwind and plenty of scope to personalise. The family bathroom serves the floor, fitted with a three-piece suite.

Externally, the property benefits from a private driveway to the front, providing convenient off-street parking. To the rear, you'll find a low-maintenance garden designed for ease and enjoyment, featuring a stone finish and a decked seating area—an excellent spot for outdoor dining, entertaining, or relaxing in the warmer months.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Living Room 9'11" x 19'9"

With laminate flooring and a window to the front elevation. With access into the kitchen and garden room.

Kitchen 11'0" x 9'9"

Complete with a range of matching cabinetry and worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. With a door providing access into the utility room and a window to the rear elevation.

Utility 6'5" x 9'6"

With further cabinetry, space for appliances, built in storage cupboard and a window and door to the side elevation.

Garden Room 7'10" x 8'11"

With a velux window, window to the rear elevation and sliding doors opening onto the rear garden. With access into the WC.

WC

With a low flush WC and a hand wash basin.

Landing

Surrounding doors provide access into;

Bedroom One 13'8" x 8'5"

With laminate flooring and a window to the rear elevation.

Bedroom Two 11'9" x 11'1"

With laminate flooring and a window to the front elevation.

Bedroom Three 6'5" x 11'0"

with laminate flooring and a window to the side elevation.



Bathroom 7'4" x 5'6"

Complete with a three piece suite including. bath, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

The property benefits from a private driveway to the front, providing convenient off-street parking. To the rear, you'll find a low-maintenance garden designed for ease and enjoyment, featuring a stone finish with a decked seating area.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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

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