



Offers Around £200,000 Freehold

16 RIDGEWAY AVENUE | BOLSOVER | CHESTERFIELD | S44 6XQ

BuckleyBrown
ESTATE AGENTS

LIVING THE DREAM...! Prepare to fall in love as soon as you step inside this three bedroom semi detached house on Ridgeway Avenue. Situated in the heart of Bolsover you will be within close proximity to amenities, schools and transport links. You will agree this is a true show stopper and one that shouldn't be missed! Lets take a look around...

Upon entry you are welcomed via the hallway, leading nicely into the reception area. A bright and spacious room, perfect for relaxing after work in with family. To the rear of the home is the Kitchen/Diner, complete with ample matching cabinetry for all your storage needs, along with a handy breakfast bar. This is the heart of the home and makes an ideal setting when entertaining friends. Situated off the kitchen is the conservatory, a great place to enjoy reading in the summer months.

Upstairs are three bedrooms, all with ample space and opportunity to make your own, all three rooms have neutral decor throughout meaning you can add your own stamp and create a tranquil setting to relax in.

Heading outside this home continues to wow, with a well maintained rear garden, complete with both patio and lawned areas, making a great space to enjoy with family and to the front of the home is lawned area. The property also benefits from a driveway and garage for ample off street parking.

This house really is a perfect choice to make your next home, with its spacious rooms and close proximity to amenities. This could be the one for you!

Don't miss out, call today to view!





Entrance Hallway

Allowing access into:

Reception Room 16'4" x 11'1"

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

Kitchen/Diner 14'6" x 8'9"

Complete with matching cabinets and complimentary worktop over. Inset sink, oven and hob along with a handy breakfast bar. Central heating radiator, window to the rear elevation and patio doors allowing access into the conservatory.

Conservatory 14'4" x 9'8"

With window surround, central heating radiator and patio doors allowing access onto the rear garden.

Bedroom One 13'6" x 7'10"

With central heating radiator and window to the rear elevation.

Bedroom Two 11'8" x 7'11"

Central heating radiator and window to the front elevation.

Bedroom Three 8'9" x 6'5"

Central heating radiator and window to the rear elevation.

Bathroom 6'8" x 6'3"

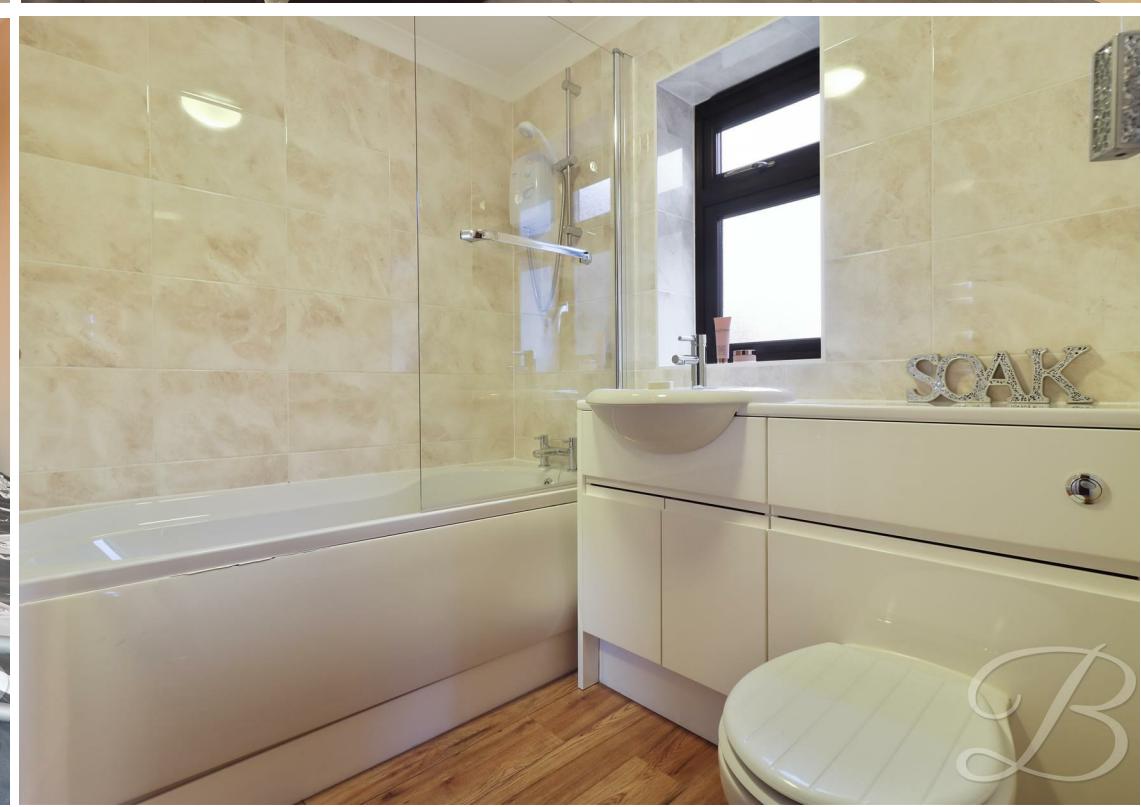
Vanity unit sink and toilet, complete with handy storage cupboard. Bath with overhead shower and window to the side elevation.

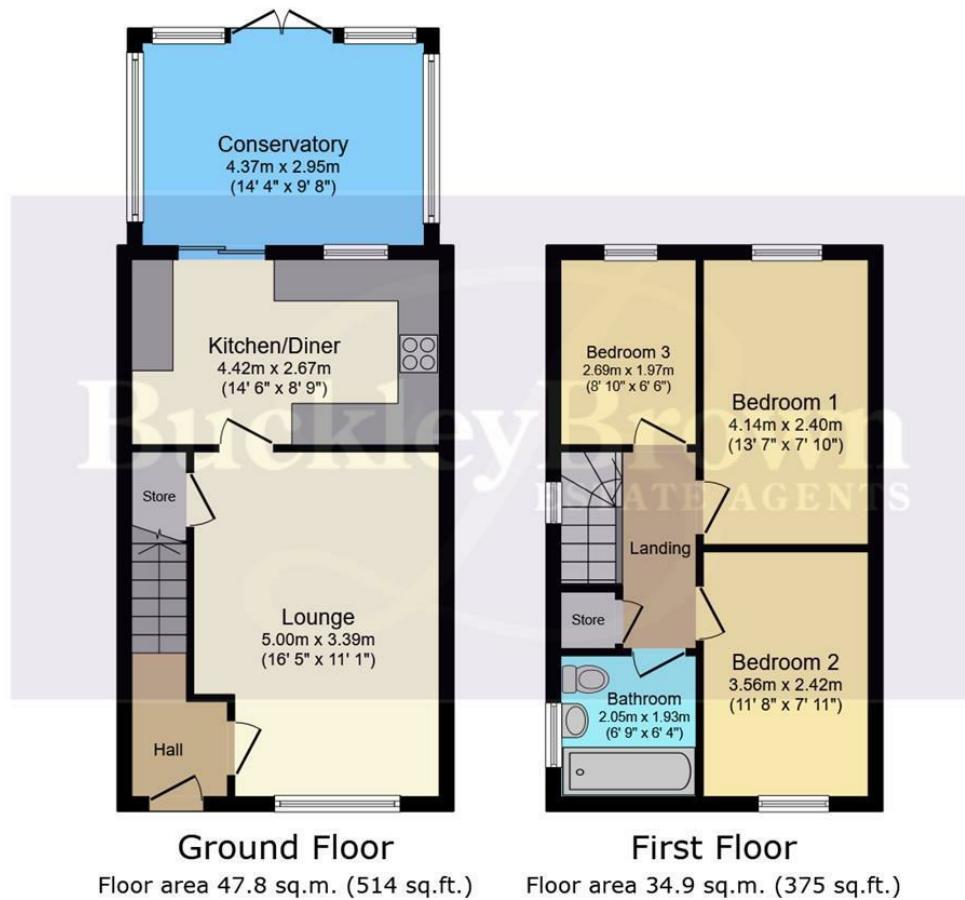
Outside

Low maintenance rear garden with lawn



and patio areas. To the front of the property offers a lawned garden. This home is complete with a driveway and garage for ample off street parking.





Total floor area: 82.6 sq.m. (890 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		90
(81-80) B		
(69-68) C		73
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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