



£130,000

96 NORTH VIEW STREET | BOLSOVER | CHESTERFIELD | S44 6JE

BuckleyBrown
ESTATE AGENTS

A BEAUTIFUL BLEND OF CHARACTER AND COSY LIVING. This characterful end-terrace property on North View Street, Bolsover, beautifully combines period charm with modern-day comfort. Situated within easy reach of local amenities, schools and transport links, the home offers a convenient setting while retaining a welcoming neighbourhood feel, making it well suited to a range of buyers.

Upon entering the ground floor, one is greeted by a warm and inviting atmosphere. The two reception rooms provide ample space for relaxation and entertainment. The front reception room, with its large window, allows natural light to flood the space, creating a bright and airy feel. The second reception room, perfect for dining or as a cosy sitting area, leads seamlessly into the kitchen. The kitchen is practical and well-equipped, providing a functional space for everyday cooking, with views over the garden.

Moving to the first floor, the property boasts two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom is spacious and filled with light, providing a comfortable haven for rest. The second bedroom, ideal for guests or as a home office, is versatile and can be adapted to suit your needs. The bathroom, conveniently located on this floor, is fitted with essential amenities, ensuring comfort and convenience for all residents.

Outside, the property features a charming garden that invites you to enjoy the fresh air and sunshine. Mainly laid to lawn, it offers a generous outdoor space with plenty of potential for improvement. The garden provides a pleasant setting for summer barbecues, entertaining family and friends, or simply unwinding with a good book in the warmer months.





Living Room 14'2" x 11'3"

Spacious living room with carpeted flooring, central heating radiator,, built in cupboard and window to the front elevation.

Dining Room 14'2" x 11'10"

Spacious dining room with carpeted flooring, feature fireplace, central heating radiator and window to the rear elevation.

Kitchen 7'4" x 8'4"

Kitchen area featuring laminate flooring and integrated appliances, including an oven with gas hob and inset sink. A window to the rear elevation provides natural light, with a door offering direct access to the garden.

Landing

Landing leading to the first floor bedrooms.

Bedroom One 14'1" x 11'5"

Spacious bedroom featuring carpeted flooring, a central heating radiator, and a window to the front elevation allowing for plenty of natural light. The room also benefits from a built-in wardrobe, providing convenient storage space.

Bedroom Two 11'3" x 11'10"

Spacious bedroom featuring carpeted flooring, a central heating radiator, and a window to the rear elevation allowing for plenty of natural light.

Bathroom 7'4" x 8'2"

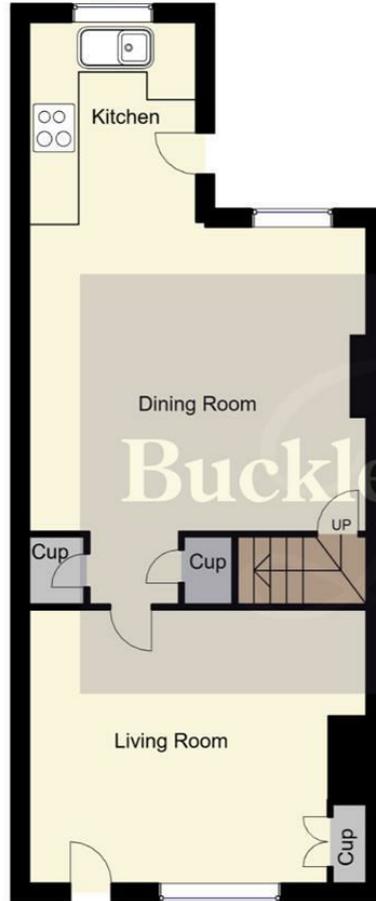
Three-piece bathroom comprising a bath with overhead shower, low flush WC, and hand wash basin.

Outside

To the front elevation is a walled garden, offering potential to be converted into a driveway subject to the necessary permissions. To the rear, there is a garden mainly laid to lawn, offering good potential to create a pleasant outdoor space, particularly in the spring and summer months.



Ground Floor
44sq.m/473.72sq.ft
Approx



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44sq.m/473.72sq.ft
Approx



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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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(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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