



Guide Price £120,000 Freehold

17 BOLSOVER HILL | BOLSOVER | CHESTERFIELD | S44 6BG

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £120,000 - £130,000 ***

IDEAL FIRST HOME WITH NO CHAIN...

Nestled in a quiet and peaceful area of Bolsover, this well-presented two-bedroom semi-detached home offers comfortable living in a desirable location. Whether you're a first-time buyer, downsizer, or investor, this charming property ticks all the boxes.

Enjoying a tranquil setting with minimal through traffic, the home benefits from being within easy reach of local amenities, schools, and commuter links — all while maintaining a sense of privacy and calm.

Step inside and you're welcomed into a spacious living room, perfect for relaxing or entertaining. Just next door is a stunning modern kitchen, complete with sleek fitted units, integrated appliances, and an inset sink — all designed with style and practicality in mind.

Upstairs, the property boasts two generously sized bedrooms, each with ample space for your furnishings and storage. Completing the upper floor is a contemporary family bathroom, finished to a high standard.

Outside, you'll find a low-maintenance shared garden — ideal for those looking for outdoor space without the upkeep — along with a private driveway offering convenient off-street parking.

This lovely home is ready to move into and offers fantastic value in a sought-after location. Early viewing is advised.





Living Room 12'1" x 14'7"

Complete with carpeted flooring, central heating radiator and window to front elevation.

Kitchen 8'6" x 15'2"

Complete with a modern range of shake style units and cabinetry with work surfaces over. Including integrated appliances and windows and an external door to side elevation.

Landing

With access o;

Bedroom One 12'0" x 14'7"

Complete with carpeted flooring, central heating radiator and window to front elevation.



Bedroom Two 8'10" x 9'1"

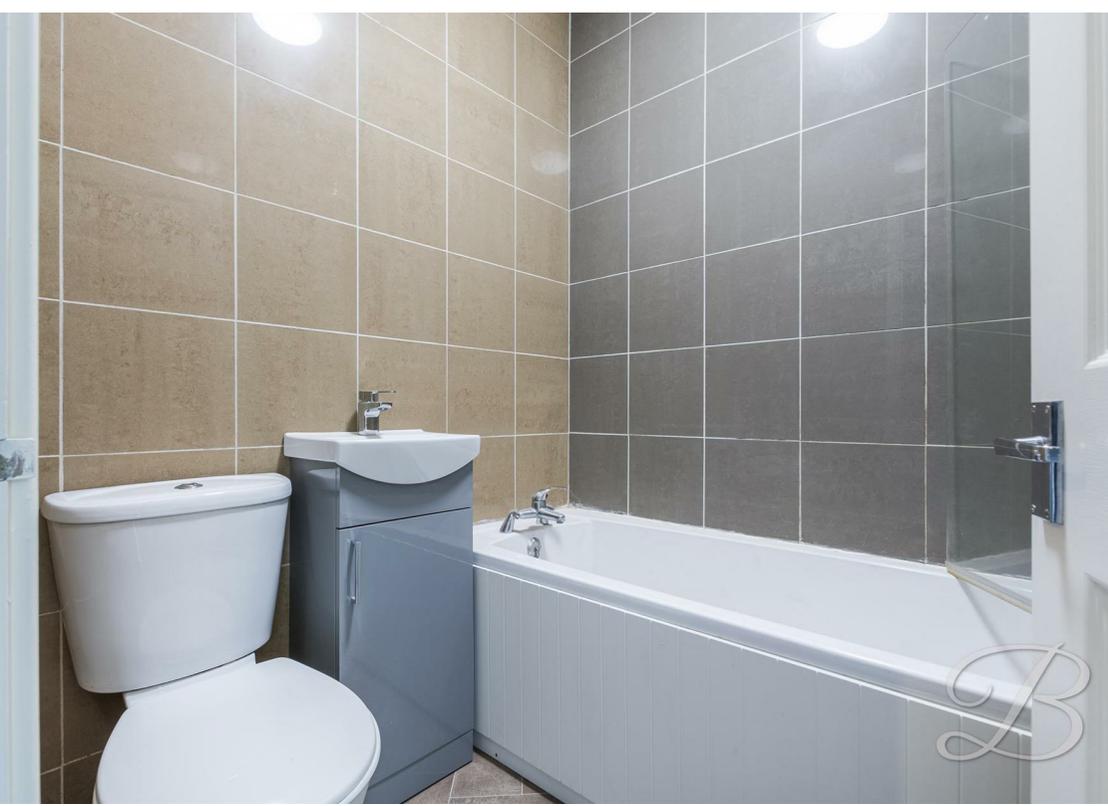
Complete with carpeted flooring, central heating radiator and window to side elevation.

Bathroom 5'2" x 5'10"

Including a three piece suite with a shower above the bath.

Outside

Complete with a shared garden and a driveway to the side of the property.



Ground Floor
47 Sq.m/ 503.78 Sq.ft
Approx



First Floor
39 Sq.m/ 415.01 Sq.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. 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 | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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