



£210,000 Freehold

6 ROSEWOOD AVENUE | BOLSOVER | CHESTERFIELD | S44 6GN

**BuckleyBrown**  
ESTATE AGENTS

YOUR NEXT HOME... Sat within the desirable area of Bolsover, this delightful three bedroom semi detached home on Rosewood Avenue has tasteful decor and spacious rooms throughout. Located in the heart of Bolsover you will be within close proximity to local amenities, schools and transport links! Come on in...

As you step inside, you will find an entrance hallway, allowing access into the reception room, a welcoming room perfect for relaxing in and spending time with family. Though to the rear of the home is the gorgeous kitchen/diner, complete with modern decor and ample space, great for entertaining friends. The ground floor is highlighted by its spacious layout, maximising comfort and functionality. To complete this floor is a handy WC.

Heading upstairs you will find three well proportioned bedrooms, all with ample space and opportunity to make your own. To complete this floor is the modern family bathroom.

Outside you will find a low maintenance and well looked after garden to the rear, complete with patio and lawned areas, creating the perfect setting to enjoy summer months with friends and family. To the front offers further low maintenance with a lawned garden and a driveway for ample off street parking, along with a garage.

Bolsover is known for its rich history and picturesque surroundings, providing a perfect backdrop for everyday life. This semi detached house offers a comfortable living space and is a wonderful option that should not be missed. Come and experience the charm of Rosewood Avenue for yourself; it may just be the perfect place to call home.

Call today to view!





#### Entrance Hallway

Allowing access into:

#### Reception Room 15'2" x 9'10"

Window to the front elevation and central heating radiator.

#### Kitchen/Diner 13'5" x 7'9"

Complete with gorgeous matching wall and base units, complete with complimenting worktop over. Inset sink and drainer, oven, hob and fan over. Ample space for your appliances and window to the rear elevation. Space for your dining furniture, central heating radiator and doors allowing access onto the rear garden.

#### Downstairs WC

Complete with low flush WC and had wash basin.

#### Bedroom One 16'10" x 9'3"

Carpeted flooring, central heating radiator and window.

#### Bedroom Two 13'6" x 11'5"

Carpeted flooring, central heating radiator and window.

#### Bedroom Three 11'8" x 7'1"

Carpeted flooring, central heating radiator and window.

#### Bathroom

Complete with low flush WC, hand wash basin, bath with overhead shower and frosted window.

#### Outside

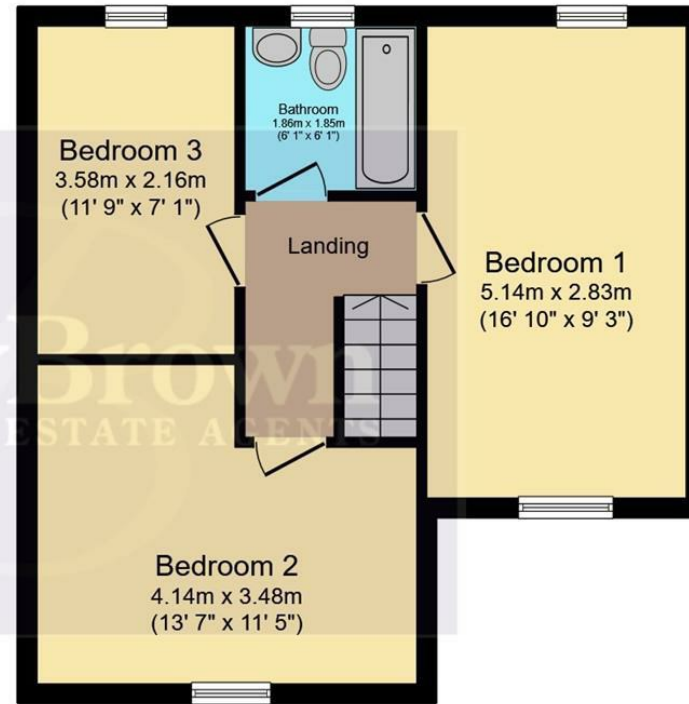
Low maintenance rear garden with lawn and patio area. Lawned front garden, driveway and garage for ample off street parking.







**Ground Floor**  
Floor area 44.7 sq.m. (481 sq.ft.)



**First Floor**  
Floor area 44.7 sq.m. (481 sq.ft.)

**Total floor area: 89.4 sq.m. (963 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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