



24 Ridgeway Avenue,  
Bolsover, S44 6XQ

£169,995

W  
WILKINS VARDY

# £169,995

WELL PRESENTED TWO BED SEMI - MODERN KITCHEN & BATHROOM - CUL-DE-SAC POSITION - NO CHAIN

A well presented semi detached home, situated in a cul-de-sac and offered to the market with no onward chain. Neutrally decorated throughout, the property features a generous living room, a modern fitted kitchen and shower room, and a bright conservatory overlooking the rear garden. Upstairs offers two double bedrooms, including a principal bedroom with fitted wardrobes. Externally, the home benefits from driveway parking and an attractive enclosed rear garden - perfect for relaxing or entertaining. An excellent opportunity for first time buyers, downsizers, or investors alike.

Located in a popular residential area, the property is well placed for accessing the local shops, schools and parks and is readily accessible for commuter links towards Mansfield, Chesterfield and the M1 Motorway.

- IDEAL STARTER HOME/FIRST TIME BUYER
- WELL PRESENTED SEMI DETACHED PROPERTY
- HOUSE IN CUL-DE-SAC POSITION
- GENEROUS LIVING ROOM
- MODERN FITTED KITCHEN
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- DRIVEWAY PARKING & GARDENS TO THE FRONT AND REAR
- NO CHAIN
- EPC RATING: D

## General

Gas central heating (Alpha Evoke Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Security alarm system  
Gross internal floor area - 62.3 sq.m./671 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A composite front entrance door opens into an ...

## Entrance Porch

Having an internal door opening into the ...

## Living Room

17'5 x 12'0 (5.31m x 3.66m)

A spacious front facing reception room having a feature marble fireplace with display niches and an inset coal effect electric fire.  
A staircase rises to the First Floor accommodation.

## Kitchen

12'0 x 6'9 (3.66m x 2.06m)

Spanning the full width of the property, and fitted with a range of cream hi-gloss wall, drawer and base units with complementary work surfaces and matching splashbacks.

Inset single drainer stainless steel sink with mixer tap,  
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer, fridge/freezer and freestanding cooker with glass splashback and fitted extractor over.

Laminate flooring and downlighting.

A uPVC double glazed sliding patio door opens into the ...

## Brick/uPVC Double Glazed Conservatory

9'6 x 9'5 (2.90m x 2.87m)

A lovely conservatory, fitted with vinyl flooring and having a sliding patio door which opens to the rear garden.

## On the First Floor

## Landing

## Bedroom One

12'0 x 8'10 (3.66m x 2.69m)

A good sized front facing double bedroom having a built-in over stair store cupboard.

## Bedroom Two

9'10 x 9'8 (3.00m x 2.95m)

A rear facing double bedroom, having a range of built-in wardrobes with sliding doors.

## Shower Room

Being part tiled/part waterproof boarding and fitted with a white 3-piece suite comprising of a shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.

Chrome heated towel rail.

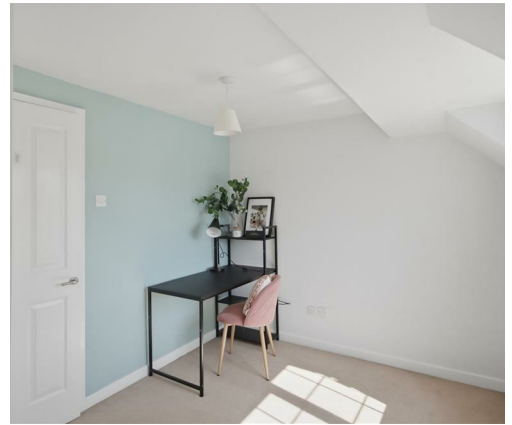
Vinyl flooring

## Outside

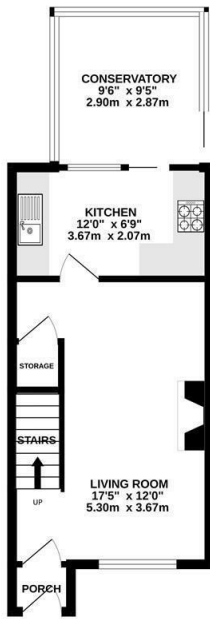
There is a decorative pebbled frontage interspersed with shrubs and a path leading up to the front entrance door.

A tarmac driveway to the side provides off street parking for two cars.

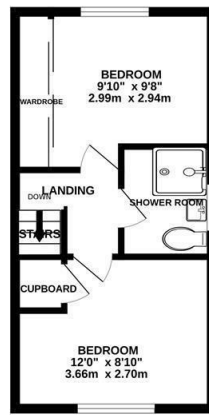
A gate at the top of the driveway opens to the enclosed rear garden where there is a decorative gravelled area with a garden shed. A step leads down to a lawn with stepping stones and a pebble side border with plants and shrubs.



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Homestyler ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation agent network

#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

wilkins-varidy.co.uk