41 Ridgedale Road,
Bolsover, S44 6TX

£210,000

WILKINS VARDY

£210,000

SPLIT LEVEL DETACHED HOUSE - THREE BEDS - LOW MAINTENANCE GARDENS - NO CHAIN

Offered for sale with no chain is this delightful split level detached house which offers a generous floor area of 1,175 square feet. The well proportioned accommodation comprises of a good sized kitchen and a spacious lounge/dining room. The property also features three comfortable bedrooms and a family bathroom with separate WC, together with a versatile study. Outside, there is parking for one vehicle and an Integral Garage, together with low maintenance gardens to the front and rear.

Located in an established residential neighbourhood, the property is well placed for accessing the local shops, schools and amenities in Bolsover and is readily accessible for commuter links towards Chesterfield, Mansfield and the M1 Motorway J29A.

- SPLIT LEVEL DETACHED HOUSE
- GOOD SIZED KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM & SEPARATE WC
- VERSATILE STUDY
- INTEGRAL GARAGE & DRIVEWAY PARKING
- LOW MAINTENANCE GARDENS
- NO UPWARD CHAIN
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 109.2 sq.m./1175 sq.ft. (including Garage)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor
A uPVC double glazed front entrance door opens into a ...

Entrance Hall
With a door giving access to the integral garage. A staircase descends to the lower ground floor.

Kitchen
12'0 x 8'8 (3.66m x 2.64m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including a breakfast bar.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Vinyl flooring.

Lounge/Dining Room
23'1 x 13'10 (7.04m x 4.22m)
A spacious reception room which can be accessed from both the entrance hall and the kitchen.
This room spans the full width of the property, and has wood flooring and two windows overlooking the rear garden and having rooftop views.
This room also has a feature ornamental fireplace and is fitted with an air conditioning unit.
A door gives access to a built-in store cupboard.

On the Lower Ground Floor

Bedroom One
15'3 x 10'5 (4.65m x 3.18m)
A good sized rear facing double bedroom having a built-in wardrobe with sliding doors.

Bedroom Two
12'0 x 8'8 (3.66m x 2.64m)
A good sized front facing double bedroom.

Bedroom Three
9'9 x 7'10 (2.97m x 2.39m)
A good sized single bedroom, being rear facing.

Side Entrance Hall
With a uPVC double glazed door giving access onto the side of the property.

Family Bathroom
Being fully tiled and fitted with a 3-piece suite comprising of a panelled corner bath, separate shower cubicle with an electric shower and a wash hand basin.
Vinyl flooring.

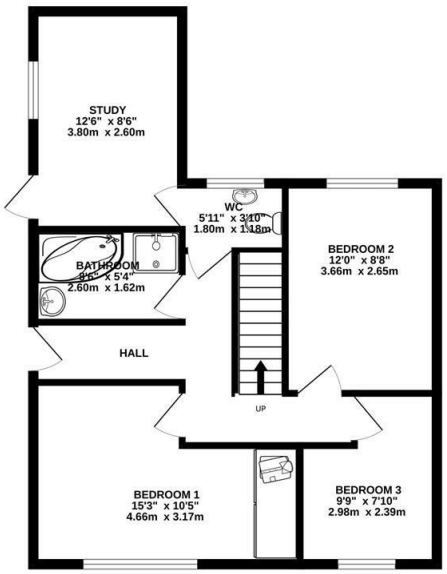
Separate WC
Being fully tiled and fitted with a 2-piece suite comprising of a wash basin and a low flush WC.
Vinyl flooring.
A door from here gives access into a ...

Study
12'6 x 8'6 (3.81m x 2.59m)
A good sized versatile room which has a uPVC double glazed door giving access onto the side of the property.

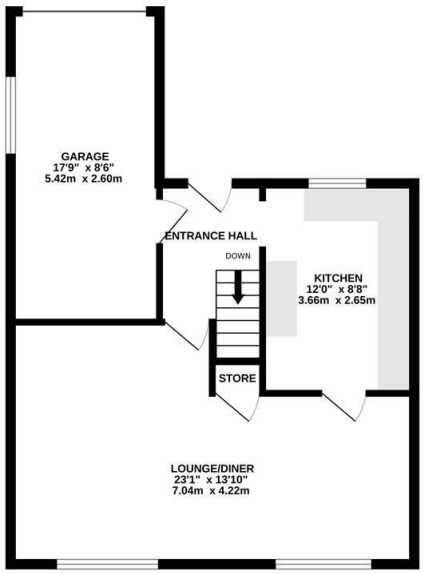
Outside
To the front of the property there is a driveway providing off street parking for one car, leading to an Integral Garage having an electric roller door, light, power and a WC. There is also a low maintenance decorative pebble garden with some shrubs.

A gate gives access to steps which lead down to the enclosed west facing rear garden, which is of low maintenance decorative gravel with stepping stones, and there is also a small paved seating area and a decking area.

LOWER GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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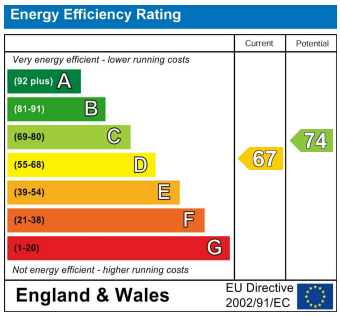

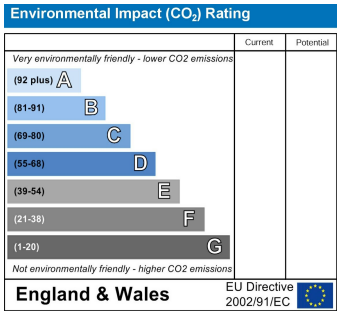

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VIEWINGS

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

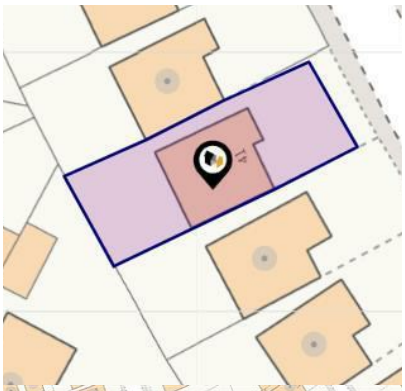
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

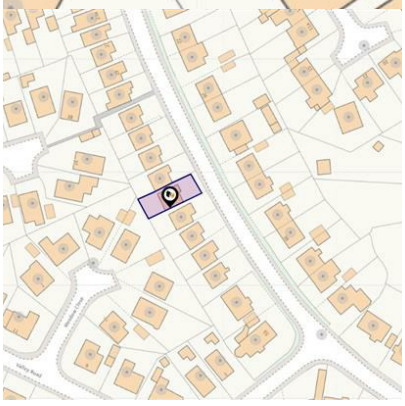
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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 Consultant.





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