



56 Sutton Hall Road,
Bolsover, S44 6JL

£110,000

W
WILKINS VARDY

£110,000

BAY FRONTED TERRACED HOUSE - THREE BEDROOMS - DUAL ASPECT LIVING ROOM

This bay fronted mid terraced house on Sutton Hall Road offers 815 sq. ft. of accommodation which would benefit from some cosmetic upgrading. From the entrance hall you enter into a spacious dual aspect living room with log burning stove and sliding patio doors opening onto the rear yard. There is also a kitchen with integrated cooking appliances and a separate utility room. Upstairs, there are three bedrooms and a bathroom/WC.

Situated in an established residential neighbourhood, the property is well placed for accessing the local shops and amenities in Bolsover, and is just a short distance from Carr Vale Nature Reserve and the Stockley Trail. The property is also readily accessible for transport links towards Chesterfield, Mansfield and the M1 Motorway.

- BAY FRONTED MID TERRACE HOUSE
- SPACIOUS DUAL ASPECT RECEPTION ROOM
- THREE BEDROOMS
- ENCLOSED REAR YARD
- REQUIRES SOME COSMETIC UPGRADING
- KITCHEN WITH UTILITY ROOM OFF
- BATHROOM/WC
- EPC RATING: E

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 75.7 sq.m./815 sq.ft.
Council Tax Band - A
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 staircase rising to the First Floor accommodation.

Living/Dining Room

25'5 x 11'0 (7.75m x 3.35m)
A spacious dual aspect reception room having a bay window overlooking the front of the property and uPVC sliding double glazed patio doors overlooking and opening onto the rear of the property.
This room also has a feature fireplace with a log burning stove sat on a tiled hearth.
A door gives access to a useful built-in under stair storage cupboard.
Laminate flooring flooring.

Kitchen

8'5 x 7'0 (2.57m x 2.13m)
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces and upstands.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob with stainless steel splashback and concealed extractor over.
Laminate flooring.
An opening leads through into a utility room.
A uPVC double glazed door gives access onto the rear of the property.

Utility Room

8'1 x 5'3 (2.46m x 1.60m)
Having some white fitted wall units and a fitted worktop with matching upstands.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

13'10 x 10'4 (4.22m x 3.15m)
A front facing double bedroom.

Bedroom Two

9'0 x 7'9 (2.74m x 2.36m)
A rear facing single bedroom, which also houses the gas boiler.

Bedroom Three

8'4 x 7'0 (2.54m x 2.13m)
A rear facing single bedroom.

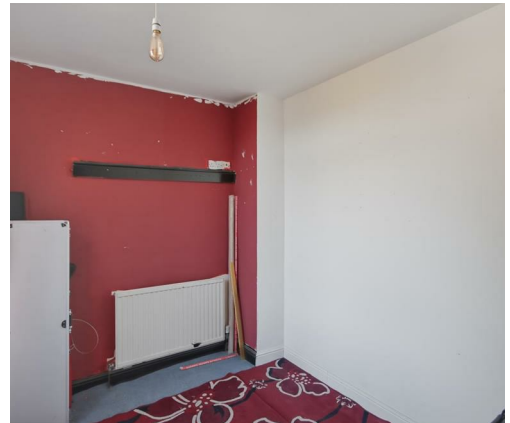
Bathroom

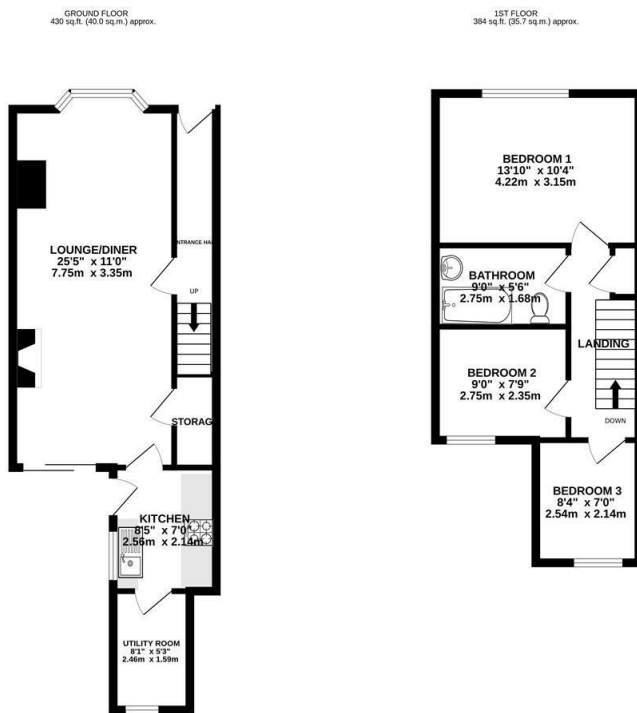
9'9 x 5'6 (2.97m x 1.68m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.
Laminate flooring.

Outside

There is a low maintenance pebbled forecourt garden with some mature plants and shrubs. A paved path leads up to the front entrance door. On street parking is available in the area.

To the rear of the property there is an enclosed yard with a gate leading out onto a rear service road.





TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 1200S.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, log burning stove, kitchen appliances, 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.



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