



11 Huntingdon Avenue,
Bolsover S44 6EE

£135,000



WILKINS VARDY

£135,000

SPACIOUS FAMILY HOME WITH LARGE EAST FACING REAR GARDEN

Offered for sale with no upward chain is this superb three bedroomed semi detached house offering an impressive 893 sq.ft. of well ordered and tastefully appointed accommodation, including a good sized living room and kitchen/diner and large rear garden.

The property is situated within walking distance from the various shops and amenities in the centre of Bolsover and is well placed for routes into Mansfield and towards the M1 motorway.

- Spacious Semi Detached House
- Large Living Room
- Spacious Kitchen
- Three Good Sized Bedrooms
- Generous Rear Garden
- Convenient Location
- Great Family Home
- EPC Rasting D

General

Gas central heating
uPVC double glazing
Gross internal floor area 82.9 sq.m/ 893 sq.ft
Council tax band – A
Secondary school catchment area – The Bolsover School

On The Ground Floor

Entrance Hall

With doors leading into the lounge and kitchen.

Lounge

13'10 x 11'11 (4.22m x 3.63m)
A good sized lounge with feature fireplace, electric fire and marble hearth. There is also a useful storage cupboard.

Kitchen/Diner

18'10 x 10' (5.74m x 3.05m)
A spacious dual aspect kitchen/diner fitted with a range of cream shaker style wall and base units with complimentary work surfaces and a single bowl stainless steel sink with mixer tap.
There is space for a washing machine and fridge/freezer and an integrated oven and hob with fitted extractor over.
Walls are part tiled and flooring is laminate.
There is also access to a rear hallway, with door leading to the outside, where there is access to another storage room.

On The First Floor

Landing

Having loft access.

Bedroom One

13'6 x 11'5 (4.11m x 3.48m)
A good sized front facing double bedroom with over stairs storage cupboard.

Bedroom Two

11'11 x 9'1 (3.63m x 2.77m)
A second good sized front facing double bedroom.

Bedroom Three

9'1 x 7'10 (2.77m x 2.39m)
A rear facing good sized single bedroom.

Bathroom

Being part tiled and having a panelled bath with pedestal wash hand basin and vanity unit.
Flooring is vinyl.

WC

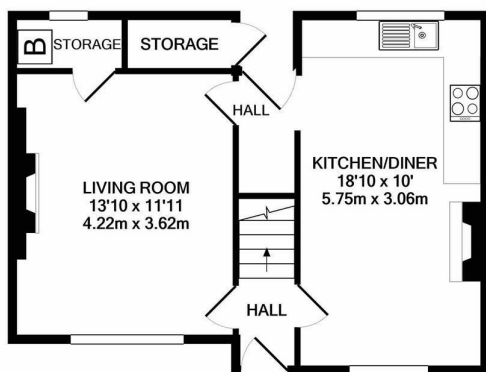
With low flush WC.

Outside

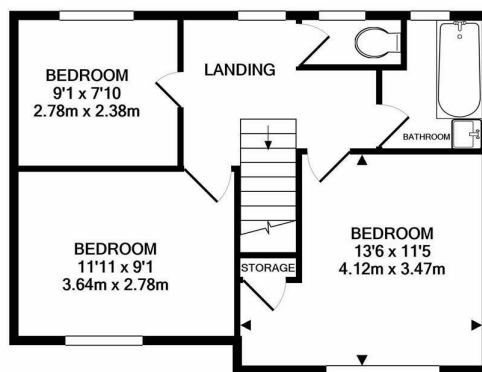
To the front is a low maintenance garden with gated access.

To the rear there is a good sized east facing enclosed garden having a paved section with garden shed and then a path which separates two large lawned areas.





GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (82.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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		79
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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RICS



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, gas fire, 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.

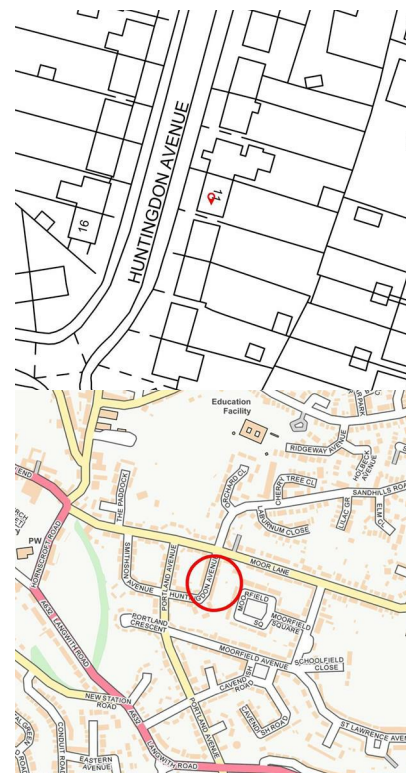
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



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

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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