



64 Bainbridge Road,
Bolsover, S44 6UA

OFFERS AROUND

£140,000

W
WILKINS VARDY

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£140,000

AFFORDABLE FAMILY HOME - THREE GOOD SIZED BEDROOMS - LARGE ELEVATED PLOT

Nestled on the edge of Bolsover, this semi-detached house from the 1960s offers a perfect setting for a family to call home. Boasting one good sized reception room, three bedrooms, and a bathroom, this property provides ample space for comfortable living.

Situated in an elevated position, the house offers stunning far-reaching views, creating a picturesque backdrop for everyday life. With its good-sized accommodation, there is plenty of room for a growing family to thrive. The property's proximity to Bolsover town and Castle adds to its appeal, offering convenience and a touch of history right at your doorstep.

Don't miss the opportunity to make this affordable family home yours and enjoy the best of what Bolsover has to offer.

- Affordable Family Home
- Three Generous Bedrooms
- Utility Room & Storage
- Close to Bolsover Town Centre & Castle
- EPC Rating D
- Good Sized Accommodation
- Living Room & Dining Kitchen
- Generous Plot in Elevated Position
- No Chain - Ready For Immediate Occupation

General
Gas central heating (back boiler)
uPVC sealed unit double glazed windows
Gross internal floor area - 78.7 sq.m./ 847 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

Entrance Hall
having a side door leading into the ...

Living Room
14'8x10'7 (4.47mx3.23m)
Having a gas fire with back boiler serving the central heating system and domestic hot water supply.

Kitchen/Diner
13'5x10'2 (4.09mx3.10m)
The kitchen area is fitted with a range of Light Beech effect wall and base units with complementary work surfaces and upstands over.
Included is a stainless steel 1½ bowl sink with mixer tap.
There is space for a range cooker with integrated cooker hood over.
Space and plumbing is provided for a dishwasher and there is an integrated fridge and freezer.
A built-in cupboard provides further useful storage space.
Vinyl flooring.

Side Entrance/Utility Area
6'3x4'6 (1.91mx1.37m)
Having space and plumbing for an automatic washing machine and space for a tumble drier.
Vinyl flooring.
A door gives access to the understairs store area.

On the First Floor

Landing
Having a built-in cupboard housing the hot water tank.

Bedroom One
11'5x10'7 (3.48mx3.23m)
A good sized front facing double bedroom.

Bedroom Two
13'x10'5 (3.96mx3.18m)
A rear facing double bedroom.

Bedroom Three
9'5x7'7 (2.87mx2.31m)
A front facing good sized single bedroom.

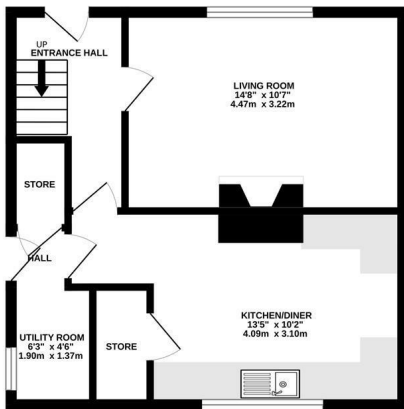
Family Bathroom/WC
Having a three piece suite consisting of panelled bath, hand wash basin and low flush w.c.
Vinyl flooring and part tiled walls.

Outside
To the front sees a lawned garden with potential to create car standing space (subject to planning permission).

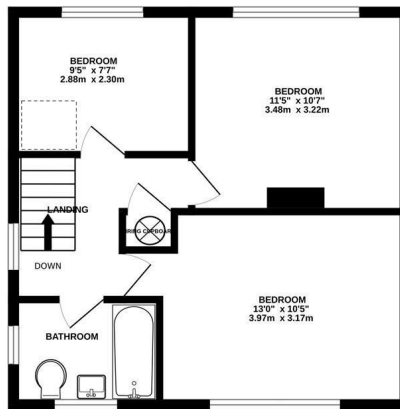
A side pathway leads down the side of the property to the rear generously proportioned garden being laid predominantly to lawn together with hardstanding seating area. Further hardstanding suitable for a greenhouse/shed.



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not environmentally friendly - higher CO2 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 heating system, kitchen appliances, shower unit, gas fire, 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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