



23 Bentinck Road,  
Shuttlewood, S44 6RG

£120,000

W  
WILKINS VARDY

# £120,000

THREE BED MID TERRACE HOUSE - SEMI RURAL LOCATION - GENEROUS PLOT  
- CAR STANDING SPACE

Located in the semi rural village of Shuttlewood is this delightful mid terraced house offering an impressive 1,045 Sq. Ft. of neutrally presented accommodation over three floors. The home features two good sized reception rooms and a galley kitchen, together with a ground floor shower room. The three well proportioned bedrooms, provide ample space for families or those seeking a home office.

Benefitting from an enclosed rear garden and off street parking, the property is well placed for accessing the various amenities in Bolsover and Staveley, whilst also having good access routes into Chesterfield, Barlborough and towards the M1 Motorway.

- MID TERRACED HOUSE WITH ACCOMMODATION OVER THREE FLOORS
- TWO GOOD SIZED RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN AND CAR STANDING SPACE
- OPEN OUTLOOK TO THE REAR
- SEMI RURAL LOCATION
- GALLEY KITCHEN
- THREE DOUBLE BEDROOMS
- NO UPWARD CHAIN
- EPC RATING: D

## General

Gas central heating (Baxi Platinum 28 Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 97.1 sq.m./1045 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A uPVC double glazed door gives access into an ...

## Entrance Porch

With an internal door opening into the ...

## Living Room

12'1 x 12'0 (3.68m x 3.66m)

A good sized front facing reception room having a fitted base unit with shelving above to the alcove. A sliding door gives access into the ...

## Dining Room

16'6 x 12'1 (5.03m x 3.68m)

A second good sized reception room, being rear facing and having a wall mounted electric fire.

A door gives access to a staircase which rises to the First Floor accommodation.

A glazed sliding door gives access into the ...

## Galley Kitchen

11'10 x 7'4 (3.61m x 2.24m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include a Bosch electric hob with concealed extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

A sliding door gives access into a ...

## Rear Entrance Hall

Having a built-in storage cupboard.

A uPVC double glazed door gives access onto the rear of the property.

## Bathroom

Being fully tiled and having a walk-in shower area with half height shower doors and an electric shower, pedestal wash hand basin and a low flush WC.

## On the First Floor

## Landing

With double doors opening to the Attic Bedroom.

## Bedroom One

12'1 x 12'0 (3.68m x 3.66m)

A good sized front facing double bedroom

## Bedroom Two

13'3 x 12'1 (4.04m x 3.68m)

A good sized rear facing double bedroom having some built-in storage and also housing the gas boiler.

## On the Second Floor

## Attic Bedroom

17'10 x 12'1 (5.44m x 3.68m)

A spacious double bedroom with front facing dormer window. Built-in storage.

## Outside

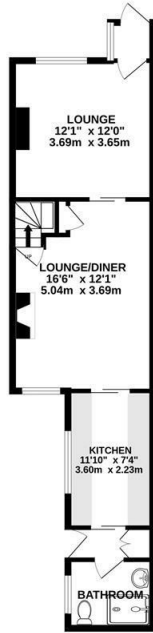
A pedestrianised footpath leads up to the front of the property where there is low maintenance forecourt garden.

To the rear of the property there is a paved seating area, lawn and a concrete path with decorative pebbled border. The path leads down to a car standing space which is accessed by a rear service road.

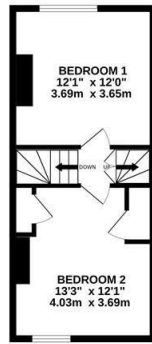
There is also a garden shed and an external water tap.



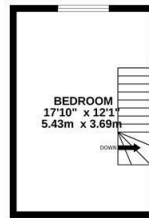
GROUND FLOOR  
496 sq ft (45.1 sq m) approx.



1ST FLOOR  
334 sq ft (30.9 sq m) approx.



2ND FLOOR  
216 sq ft (20.0 sq m) approx.



TOTAL FLOOR AREA: 1046 sq ft (97.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, quantities 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
			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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
			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.

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, electric fire, 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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