



58 North View Street,
Bolsover, S44 6JE

£105,000

W
WILKINS VARDY

£105,000

FIRST TIME BUYER/INVESTMENT PROPERTY - GENEROUS PLOT - NO CHAIN

Occupying a cul-de-sac position and overlooking allotment gardens to the front, is this well proportioned end terraced house. The property offers 778 sq.ft. of accommodation including two good sized reception rooms, a kitchen with integrated cooking appliances, two comfortable double bedrooms and a family bathroom. Outside, there is off street parking to the rear, as a well as a yard area and lawned garden beyond.

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

- END TERRACE HOUSE ON GENEROUS PLOT
- TWO RECEPTION ROOMS
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- FAMILY BATHROOM/WC
- OFF STREET PARKING
- SOUTH FACING REAR GARDEN
- NO CHAIN
- CUL-DE-SAC POSITION OVERLOOKING ALLOTMENT GARDENS TO THE FRONT
- EPC RATING: D

General

Gas central heating (Combi Boiler) - Understood to be regularly serviced.
uPVC sealed unit double glazed windows
8 Solar panels - Owned and transferable to the buyer.
Gross internal floor area - 71.9 sq.m./774 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A wooden entrance door opens into the ...

Living Room

12'4 x 11'11 (3.76m x 3.63m)
A good sized front facing reception room, spanning the full width of the property and fitted with laminate flooring.

Centre Lobby

Having a built-in under stair store cupboard.

Dining Room

13'1 x 11'11 (3.99m x 3.63m)
A second good sized reception room, spanning the full width of the property and being rear facing.
This room is fitted with laminate flooring and has a feature fireplace with a wood surround, tiled hearth and a gas stove.
Built-in floor to ceiling storage cupboard.
A door gives access to a staircase which rises to the First Floor accommodation.

Kitchen

8'10 x 6'8 (2.69m x 2.03m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 5-ring gas hob with extractor over.
Space and plumbing is provided for a washing machine.
Tiled floor.
A wooden and glazed entrance door gives access to the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'4 x 12'0 (3.76m x 3.66m)
A good sized front facing double bedroom, spanning the full width of the property, having a fitted pine double wardrobe with overhead storage.
A built-in over stair storage cupboard houses the gas boiler.

Bedroom Two

13'1 x 9'0 (3.99m x 2.74m)
A rear facing double bedroom.

Family Bathroom

8'10 x 6'9 (2.69m x 2.06m)
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with folding glass shower screen and electric shower over, wash hand basin with storage below, and a low flush WC.
Tiled floor.

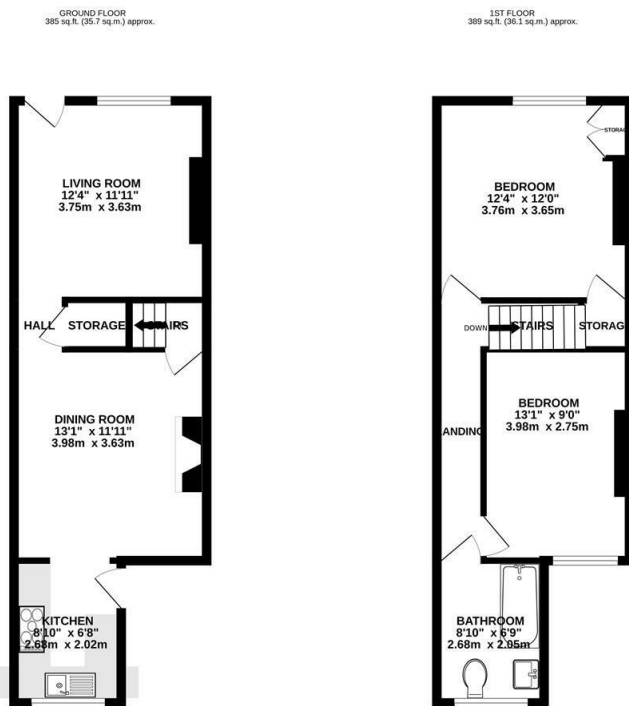
Outside

There is a walled forecourt garden with shrubs.

To the side of the property there a pebbled drive providing off street parking. The drive also allows a shared pedestrian access to neighbouring properties.. To the rear there is a yard area, two attached outbuildings and a large galvanised shed.

Beyond this there is a south facing lawned garden with mature planted borders and two apple trees.





TOTAL FLOOR AREA : 774 sq. ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, 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 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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agent
network

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, 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.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | 72 |
| (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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