wards
estate agents

17 Holbeck Avenue

Bolsover, Chesterfield, S44 6XT

Guide price £150,000

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Early Viewing is Recommended of this superb TWO BEDROOM SEMI DETACHED starter/first time buyer or investor property! Occupying a pleasant cul de sac position. Located within easy access of the town centre amenities, shops, schools, bus routes and main commuter road links to M1 Motorway via junctions 29/29A. Being perfectly positioned having Bolsover Castle on the doorstep!

Impeccably presented internal accommodation benefits from gas central heating, uPVC double glazing and offers front entrance hall, family reception room with feature fireplace, superb integrated Cream gloss kitchen which leads to a splendid conservatory with new roof and provides excellent additional living space. On the first floor main double bedroom with mirror front wardrobes, second versatile bedroom which could be used for office or home working and superb luxury family bathroom with 3 piece suite.

Front low maintenance stone paved frontage with colour stone area and side driveway which provides ample parking for 2 vehicles. Outside lantern.

Generous rear enclosed landscaped gardens with substantially fenced boundaries. Well tended lawn and low maintenance colour stone areas with attractive inset stone stepping stones and stone rockery area with established plants. Decking area with ranch style perimeter. Garden shed.

Additional Information

Gas Central Heating- Ideal Logic Conventional Boiler - serviced
uPVC Double Glazed windows/facias/soffits
Gross Internal Floor Area- 71.0 Sq.m/ 764.3 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area -The Bolsover School

Front Porch

3'4" x 3'1" (1.02m x 0.94m)

uPVC entrance door. Tiled Floor

Reception Room

13'3" x 12'0" (4.04m x 3.66m)

Well presented family reception room with front aspect window. Feature fireplace with marble back and hearth and electric stove. Stairs climb to the first floor. Access door into the kitchen.

Superb Integrated Kitchen

12'0" x 8'7" (3.66m x 2.62m)

Comprising of a Cream Gloss range of base and wall units with complimentary work surfaces, inset stainless steel sink and 'brick style' tiled splash backs. Integrated Bosh oven and hob with chimney extractor above. Ideal Logic Conventional Boiler which is serviced. Space for fridge freezer. Integrated dishwasher. Tiled floor with under floor heating. Door to the conservatory.

Fabulous uPVC Conservatory

20'0" x 10'10" (6.10m x 3.30m)

A splendid uPVC conservatory which provides superb additional versatile living space. New Roof (2020) and Laminate flooring with underfloor heating. French doors lead onto the rear gardens. uPVC single door gives access to the driveway.

First Floor Landing

6'4" x 6'3" (1.93m x 1.91m)

Access via a retractable ladder to the insulated loft space with lighting.

Rear Double Bedroom One

12'0" x 8'7" (3.66m x 2.62m)

Main double bedroom with rear aspect window which enjoys views over the rear gardens. Fitted mirror fronted wardrobes. Radiator cover.

Front Bedroom Two

12'0" x 6'8 (3.66m x 2.03m)

A second versatile bedroom which could be used for office or home working. Airing cupboard with cylinder tank.

Splendid Family Bathroom

6'4" x 5'5" (1.93m x 1.65m)

Comprising of a 3 piece suite which includes a panelled shower bath with fountain taps and electric shower with shower screen. Wash hand basin and low level WC set within Mink Gloss vanity cupboards. Chrome heated towel rail. Downlighting.

Outside

Front low maintenance stone paved frontage with colour stone area and side driveway which provides ample parking for 2 vehicles. Outside lantern.

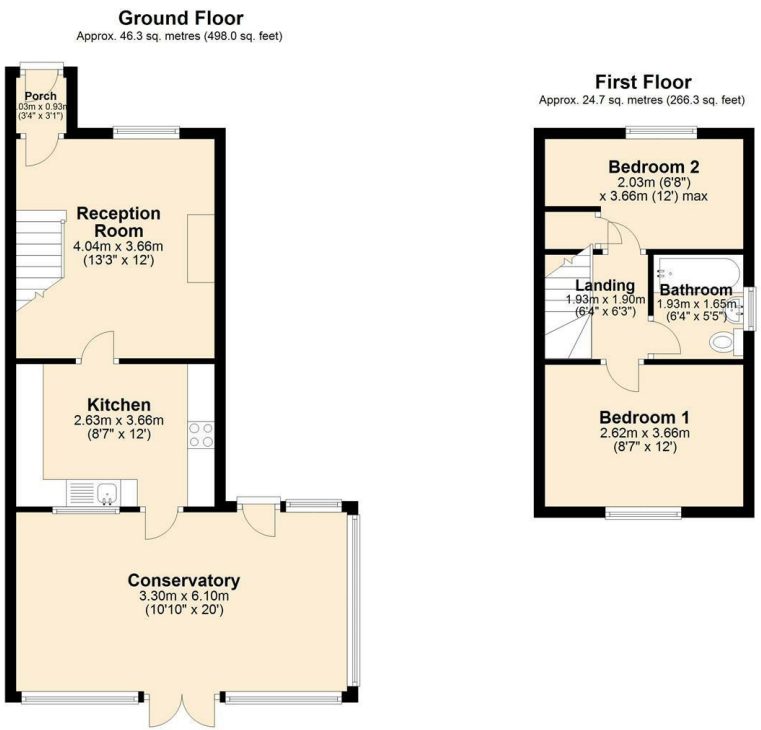
Generous rear enclosed landscaped gardens with substantially fenced boundaries. Well tended lawn and low maintenance colour stone areas with attractive inset stone stepping stones and stone rockery area with established plants. Decking area with ranch style perimeter. Garden shed.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

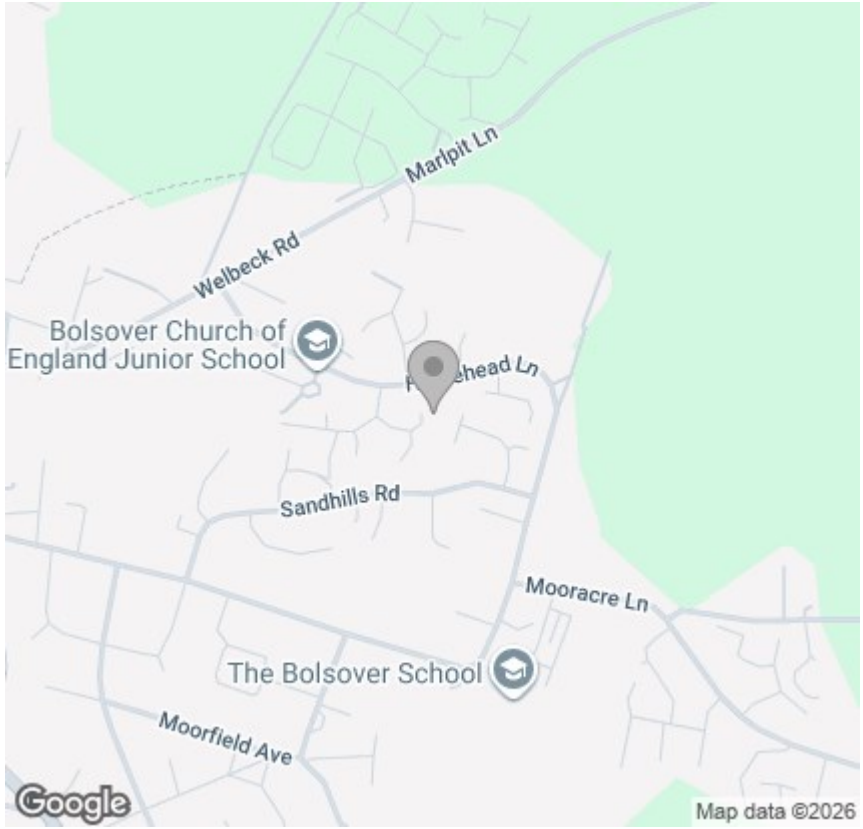
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 71.0 sq. metres (764.3 sq. feet)

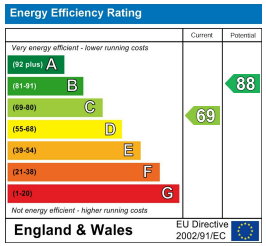
Area Map

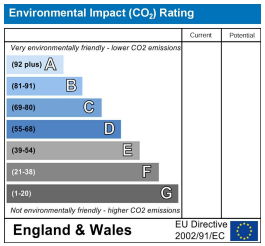


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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