



**Moorfield Avenue, Bolsover Chesterfield S44 6EJ**

**welcome to**

**Moorfield Avenue, Bolsover Chesterfield**

Found in the popular residential location of Bolsover is this Two Bedroom Semi Detached Home. A perfect opportunity for a First Time Buyer or Investor Alike. Offering accommodation over two floors, and finished with a driveway and gardens to the rear. Early Viewing Advised.



### **Entrance Porch**

A side facing PVCu double glazed door opens to this entrance porch of PVCu construction. Access to the hallway is offered.

### **Hallway**

A front facing PVCu double glazed door opens from the entrance porch to this hallway. Whilst stairs rise to the first floor accommodation, a storage cupboard can be found along with wood effect laminate flooring.

### **Lounge**

13' 2" Max x 11' 9" Max Into Chimney ( 4.01m Max x 3.58m Max Into Chimney )

This well appointed lounge found to the front of the home offers a PVCu double glazed window and an electric fire with a decorative mantel piece. Completing this lounge is a central heating radiator.

### **Cloakroom**

This cloakroom offers a perfect addition to any home, with a low flush w.c with a sunken hand wash basin over. Whilst a side facing PVCu double glazed obscure window can be found, this cloakroom is completed with a central heating radiator and vinyl to the floor.

### **Dining Room**

9' 11" x 10' 9" ( 3.02m x 3.28m )

This dining room offers a rear facing PVCu double glazed window and a central heating radiator, whilst it is completed with wood effect laminate flooring and coving to the ceiling.

### **Kitchen**

8' 2" x 22' 7" Into Dining Room ( 2.49m x 6.88m Into Dining Room )

Fitted with a range of wall, base and drawer shaker units with complementary work surfaces, and a stainless steel sink and drainer with mixer tap. Whilst space for a cooker can be found, space for a free standing fridge freezer and space and plumbing for an automatic washing machine is further offered. Splash back tiling is further featured to this kitchen, along with wood effect laminate flooring and a central heating radiator. Completing this kitchen is a rear facing PVCu double glazed window and a rear facing PVCu double glazed door offering access to the lean to.

### **Lean To**

9' 5" x 6' 2" ( 2.87m x 1.88m )

This lean to offers the perfect extension to the home of PVCu construction. Whilst it is completed with a central heating radiator and a side facing PVCu double glazed door which offers access to the rear gardens.

### **Landing**

Stairs rise from the hallway to this first floor landing, which offers a side facing PVCu double glazed window and the loft access hatch.

### **Bedroom One**

12' 8" narrowing to 9' 05" x 12' 3" ( 3.86m narrowing to 2.87m x 3.73m )

This master bedroom found to the rear of the home offers a rear facing PVCu double glazed window and a central heating radiator. Please note: this room contains some restricted head heights.

### **Bedroom Two**

9' 11" x 7' 5" ( 3.02m x 2.26m )

This second bedroom again found to the rear of the home again offers a side facing PVCu double glazed window and a central heating radiator.

### **Shower Room**

This shower room offers a three piece suite comprising of a low flush w.c and a wall mounted hand wash basin. Completing the suite is a walk in shower cubicle with a mains shower over. Whilst this shower room further features; full wall tiling, vinyl flooring, a front facing PVCu double glazed obscure window, a central heating radiator. This room is completed with a built in cupboard which houses the boiler.

### **Outside & Exterior**

Found on Moorfield Avenue, this property offers a slate pebbled driveway with parking for two vehicles, whilst to the side of the property offers access to the rear gardens.

The gardens to the rear of the home open from the lean to, to a paved patio. Whilst a paved path extends down the lawn garden to a further patio seating area, these gardens are completed with mature bushes and slate pebbled borders.



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## Moorfield Avenue, Bolsover Chesterfield

- Council Tax Band : A
- Two Bedroom Semi Detached Home
- Popular residential location of Bolsover
- Lounge, Dining Room, Kitchen, Lean To and Cloakroom
- Two First Floor Bedrooms and Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF103854 - 0003

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