



**3 Houfton Crescent
Bolsover, Derbyshire S44 6BP
£125,000**

- THREE BEDROOM TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN
- HAVING BEEN FULLY REDECORATED THROUGHOUT & NEW CARPETS
- ENTRANCE AREA, LOUNGE AND KITCHEN
- FRONT LAWNED AREA
- EXCELLENT LINKS TO M1 AND THE TOWN CENTRES OF BOLSOVER AND CHESTERFIELD
- IDEAL FOR FIRST TIME BUY/INVESTOR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- THREE BEDROOMS AND BATHROOM WITH THREE PIECE SUITE
- ENCLOSED REAR GARDEN WITH SEATING AREA AND OUTBUILDING

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Travelling north on the M1, exit at 29A and take the first exit from the island onto Enterprise Way and then turn left onto Chesterfield Road (A632) before turning left onto Woodhouse Road then turn right on Houfton Road and then turn right onto Houfton Crescent where the property is on the left-hand side.

ACCOMMODATION COMPRISES

Approached via a path with steps down to side of the property giving access to the front and rear.

A UPVC part glazed door to:

ENTRANCE AREA

Radiator, stairs off to 1st floor

LOUNGE

13'5" x 12'4" (4.09m x 3.77m)

UPVC double glazed window to the front aspect, fitted carpet and radiator then through to:



KITCHEN

12'6" (maximum) x 8'11" (3.83m (maximum) x 2.73m)

Wall and base units with granite effect roll edge worktops, stainless steel one and half bowl sink with drainer and mixer tap, UPVC double glazed window to rear elevation, plumbing for washing machine, radiator, opaque part glazed UPVC door to rear garden, under stair storage/pantry

FIRST FLOOR

LANDING

Carpeted and providing access to loft

BEDROOM ONE

10'9" (maximum) x 10'8" (maximum) (3.28m (maximum) x 3.26m (maximum))

Fitted carpet, UPVC double glazed window to rear aspect and radiator



BEDROOM TWO

10'9" x 9'9" (maximum) (3.30m x 2.98m (maximum))

Radiator, fitted carpet and UPVC double glazed window to front elevation



BEDROOM THREE

8'9" x 7'10" (2.67m x 2.40m)

Fitted carpet, radiator and UPVC double glazed window to front aspect.



BATHROOM

7'9" x 5'4" (2.37m x 1.64m)

three-piece suite in white comprising bath with electric shower over, sink and pedestal, W/C, radiator and opaque UPVC double glazed window to rear aspect.



OUTSIDE

To the front is laid to lawn. The rear is also laid to lawn with a path down the middle, brick built outbuilding and concrete seating area.



Council tax band A (Bolsover District Council)

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

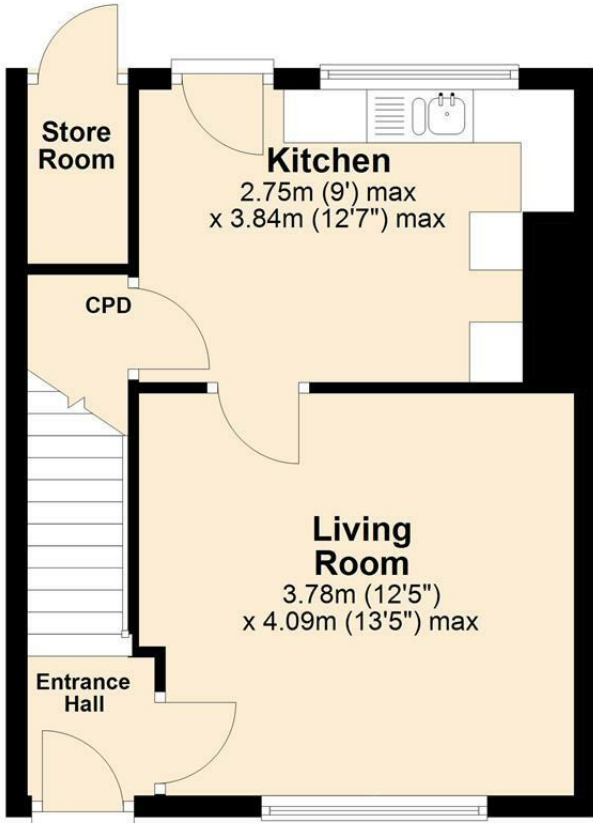
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5715/19.09.2024

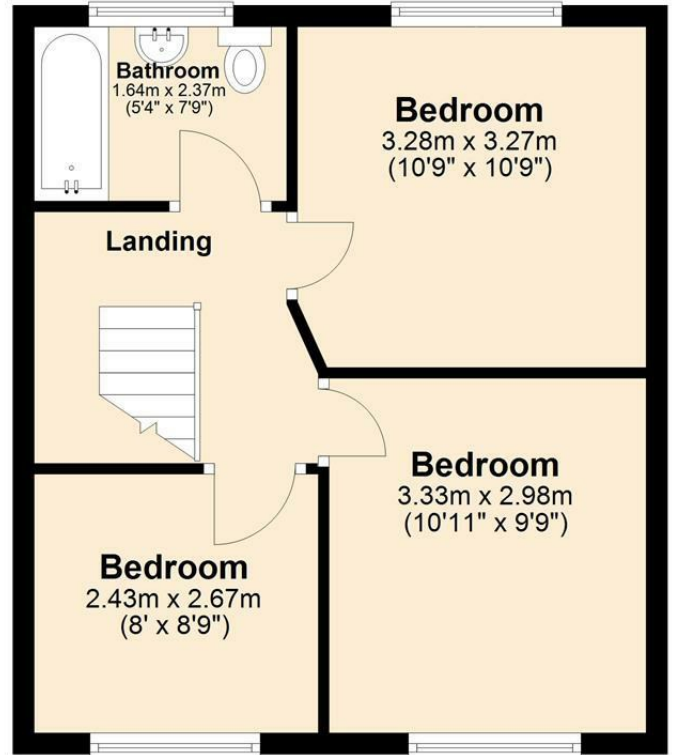
Ground Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 71.7 sq. metres (771.8 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(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

