



Offers Over £200,000

60 RIDGEDALE ROAD | BOLSOVER | CHESTERFIELD | S44 6TX

**BuckleyBrown**  
ESTATE AGENTS



A TIMELESS FAMILY HOME!...A superb three bedroomed semi detached property standing beautifully in the quiet and sought after area of Bolsover. This house is a true gem and offers a well-planned layout with a gorgeous garden local amenities a short distance away. If you're in search of a home ready to move into then this one could be for you. Let's take a look around..

The inviting hallway leads into a homely lounge area, this is the perfect sociable setting to relax and unwind and there is so much space here to create your dream living room. The kitchen/Dining room can be found just next door, The kitchen boasts an impressive amount of space, hosting a high gloss range of matching cabinets and units with work surfaces over, integrated appliances, an inset sink and wonderful laminate flooring. There is also plenty of space here for a dining room table and chairs. Finishing the first floor is a handy under the stairs cupboard.

Heading to the first floor, you'll discover three versatile bedrooms, providing ample space, one with the luxury of a built in wardrobe. The family bathroom is just off the landing and complete with a modern three-piece suite. This property a credit to its owners and has the potential to become your dream family home.

Outside, the residence boasts a private garden which is something special. The well-manicured lawn and patio seating area create the perfect setting for summer nights with family. To the front is also a well perfectly landscaped lawn area along with an ideal driveway.

Call today to book your viewing.





#### Hall

Laminate flooring hallway with access to ground floor rooms.

#### Living Room 9'11" x 8'8"

Laminate flooring, central heating radiator, spacious living room with window to the front elevation.

#### Kitchen/Dining Room 16'2" x 8'8"

Laminate flooring with high gloss matching cabinets and ample worktop space, integrated appliances, an inset sink, breakfast bar, modern central heating radiators and a window to the rear elevation along with a patio door to the rear and side. This also makes a great dining space with room for a dining table and chairs.

#### Landing

Landing leading to the first floor bedrooms.

#### Bedroom One 9'11" x 8'8"

Laminate flooring, spacious bedroom with window the rear elevation along with a built in wardrobe.

#### Bedroom Two 6'7" x 8'2"

Perfect space to utilise as a games room/office. Laminate flooring, central heating radiator and a window to the front elevation.

#### Bedroom Three 6'1" x 8'8"

Perfect space to utilise as a games room/office. Laminate flooring, central heating radiator and a window to the rear elevation.

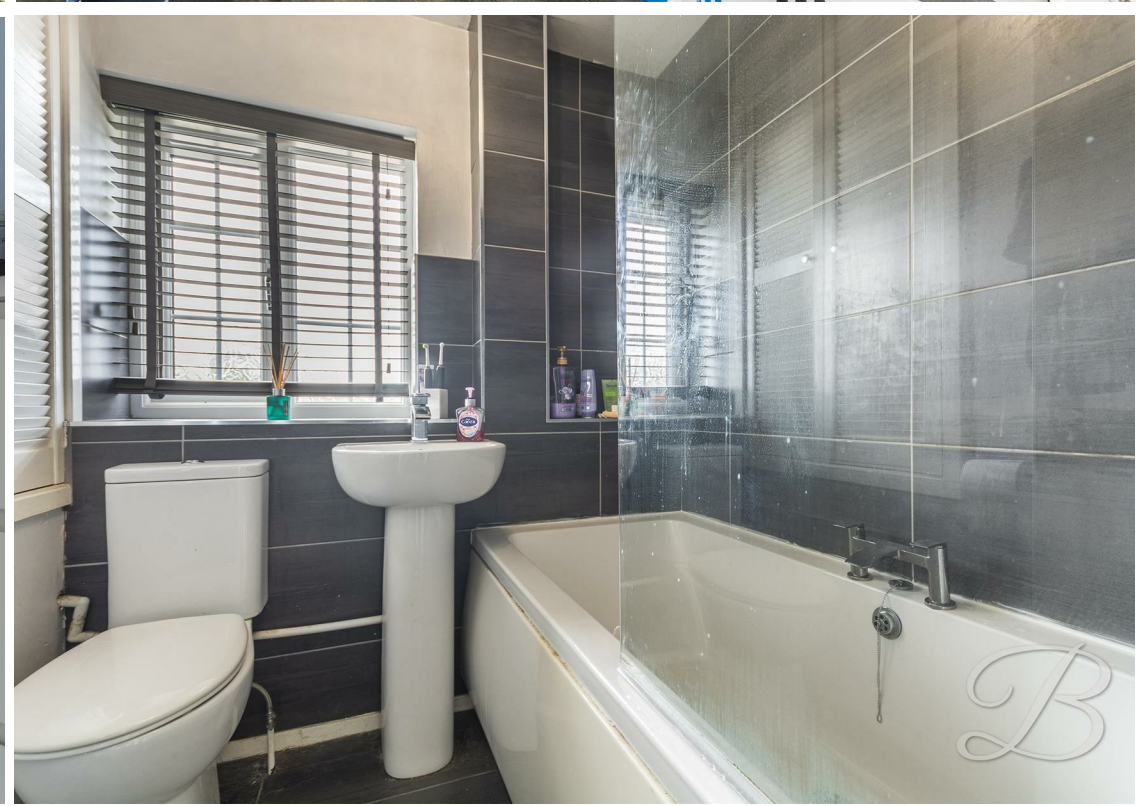
#### Bathroom 5'10" x 6'5"

Three piece suite with shower over bath, hand wash basin and low flush WC.

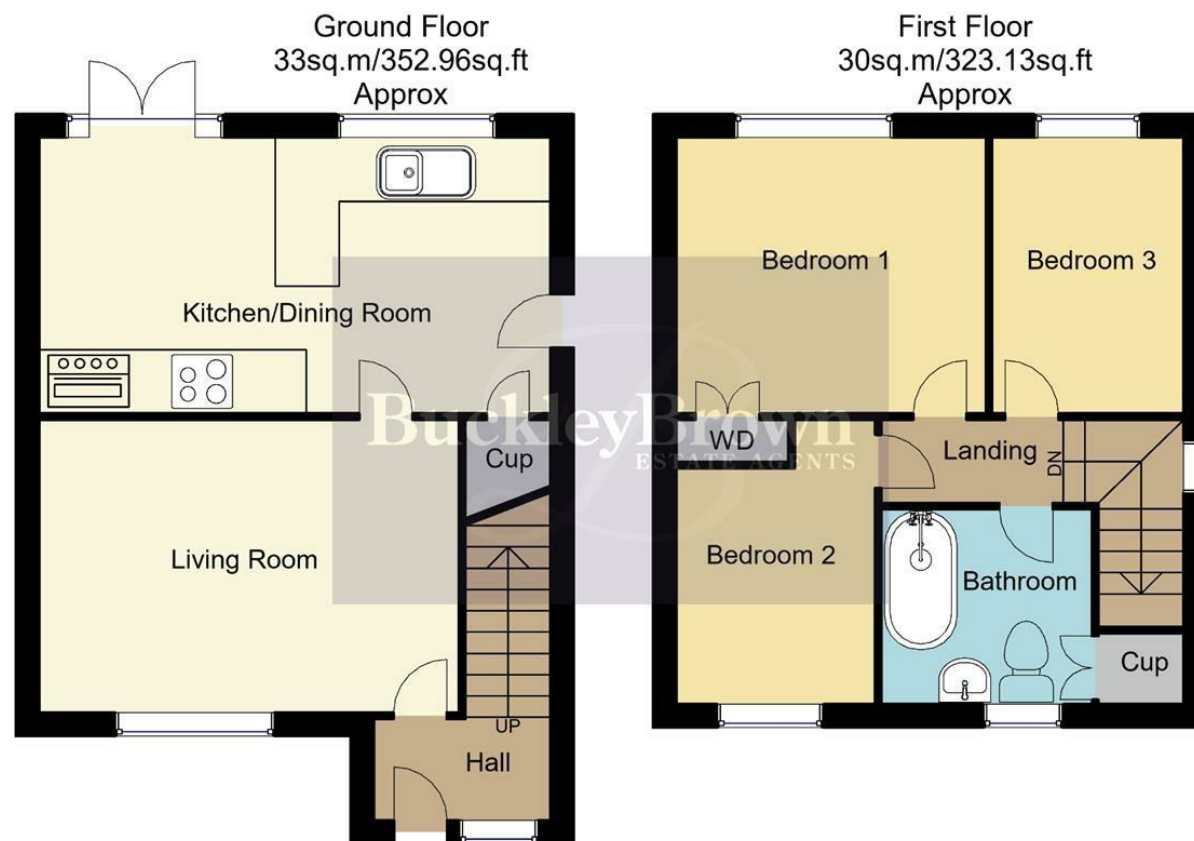
#### Outside

Spacious well landscaped lawn to the front elevation along with a driveway with room for two cars. To the rear elevation is a lovely patio area perfect for alfresco dining, a wood chipped area and well maintained lawn area.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
England & Wales		EU Directive 2002/91/EC



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