



Offers Around £175,000 Freehold

16 HUNTINGDON AVENUE | BOLSOVER | CHESTERFIELD | S44 6EE

**BuckleyBrown**  
ESTATE AGENTS



## LOVE WHERE YOU LIVE...

Located on Huntingdon Avenue in Bolsover, this delightful three bedroom semi-detached house presents a perfect opportunity to create your next home. With no onward chain, neutral decor throughout and being located close to schools, local amenities and transport links, this really is one you don't want to miss out on!

As you step inside, you will be greeted by a warm and inviting atmosphere, the hallway allows access into the spacious living area, a generously sized room creating ample space for all your furnishings or to make into your own cosy retreat to relax in with family. Through into the kitchen, which is complete with ample modern cabinetry and space for appliances. To complete this floor is the modern shower room.

Heading upstairs, you will find three well proportioned bedrooms all with ample space and opportunity to make your own.

Outside offers low maintenance with the rear garden complete with patio and pebbled areas, allowing for easy upkeep and a great space to entertain friends in the summer months. To front of the home also offers low maintenance and space for off street parking.

This home is a fantastic opportunity for those seeking a traditional home with neutral decor and spacious layout. Don't miss your chance to view this lovely home and envision the possibilities it holds.

Call today to view!





#### Entrance Hallway

Allowing access into:

#### Living Room 20'9" x 13'3"

With feature fireplace and window to the rear elevation.

#### Kitchen 9'0" x 19'4"

Complete with matching wall and base units with complimentary worktop over. Inset sink and drainer, hob with hood over along with space and plumbing for appliances.

#### Shower Room 5'9" x 5'9"

Complete with low flush WC, hand wash basin and shower.

#### Bedroom One 12'1" x 13'1"

Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Two 9'2" x 13'2"

Carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Three 10'4" x 6'2"

Carpeted flooring, central heating radiator and window to the front elevation.

#### Outside

Low maintenance rear garden with patio and pebbled areas, to the front offers off street parking.



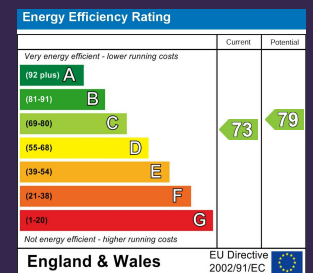




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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