



£150,000 Freehold

20 BAINBRIDGE ROAD | BOLSOVER | CHESTERFIELD | S44 6UD

BuckleyBrown
ESTATE AGENTS

CHARMING FROM THE FIRST GLANCE...

Welcome to this delightful two bedroom semi detached house, with spacious rooms, a practical layout and the ability to add your own stamp to it, this is a home you don't want to miss! Ideally situated in the heart of Bolsover, making you within a great proximity to local shops, transport links and amenities! Come on in...

Upon entering, you are welcomed into the entrance hallway, leading into the spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation. Through to the rear of the home is the kitchen/diner, a bright space filled with natural light creating a welcoming area to enjoy home cooked meals with family or entertaining friends!

Upstairs you will find two well proportioned and neutrally decorated bedrooms, both with ample space and opportunity to make your own. To complete the property is the shower room.

Heading outside you will find an enclosed rear garden which has been well maintained with lawn and patio area's creating a gorgeous setting for relaxing in the summer months. To the front of the property is a further lawned area.

This spacious semi-detached house is a wonderful opportunity for those looking to settle in a great area, with its comfortable living spaces and convenient location, it is sure to attract interest. Do not miss the chance to make this charming property your new home.

Call today to view!





Entrance Hallway

Allowing access into:

Reception Room 12'9" x 11'2"

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

Kitchen/Diner 17'9" x 9'8"

Complete with matching wall and base units with complimentary worktop over, inset sink and drainer, with space for your appliances. Ample space for your dining furniture. Doors allowing access onto the rear garden.

Bedroom One 14'7" x 9'4"

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

Bedroom Two 9'0" x 11'8"

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

Shower Room 8'5" x 5'5"

Complete with low flush WC, hand wash basin, shower and frosted window to the side elevation.

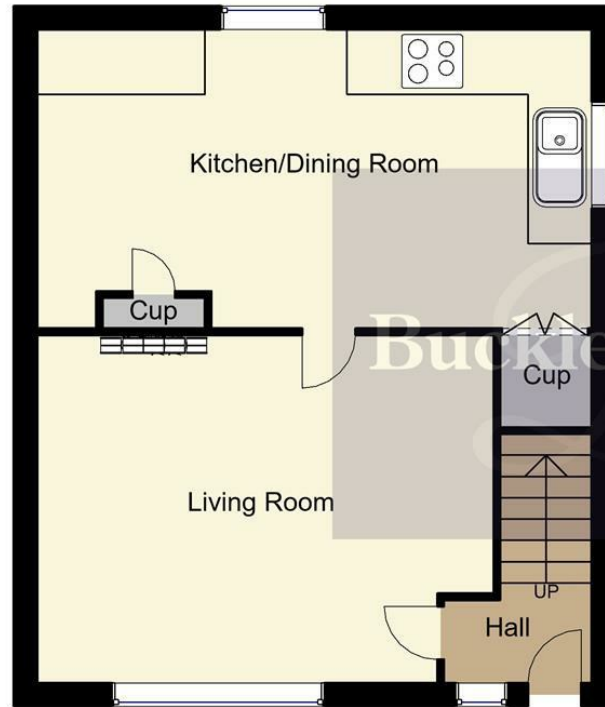
Outside

Enclosed rear garden mostly laid to lawn and patio seating area. To the front of the property is a further lawned area.





Ground Floor
37sq.m/400.17sq.ft
Approx



First Floor
37sq.m/393.09sq.ft
Approx



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	64	74
EU Directive 2002/91/EC		

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