



22 Stratton Road,  
Bolsover, S44 6DR

CHAIN FREE

£155,000

W  
WILKINS VARDY

CHAIN FREE

# £155,000

\*\*\*OPEN HOUSE SUNDAY 26TH MAY 12-2PM \*\*\* ON THIS STYLISH MID TERRACED HOUSE - MODERN KITCHEN & SHOWER ROOM - TWO GENEROUS BEDROOMS WITH SCOPE TO CONVERT THE ATTIC SUBJECT TO PLANNING

Offered to the market with no upward chain and therefore immediately available for occupation, this well proportioned two double bed roomed property includes a modern shaker style dining kitchen with metro tiled walls and herringbone flooring, a good sized living room and two generous double bedrooms. There is also a modern shower room making this an ideal property for a young couple or downsizer.

With off street parking to the front and a pleasant enclosed south east facing rear garden with useful brick built outhouse, the property is situated in this popular part of Bolsover just off Oxcroft Lane and therefore conveniently placed for accessing the nearby amenities and for routes towards the M1 and Chesterfield.

- Refurbished & 'Ready to Move Into' Mid Terrace House
- Re-Fitted Breakfast Kitchen
- Modern Shower Room
- Enclosed South East Facing Rear Garden with Brick Built Outbuilding
- EPC Rating: C
- Spacious Living Room
- Two Good Sized Double Bedrooms, one having Fitted Wardrobes
- Off Street Parking
- NO UPWARD CHAIN

## General

Gas central heating (Ideal Logic Plus Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Fully re-wired in December 2023.  
Water meter (located in the Kitchen)  
Smoke detectors and carbon monoxide alarms in Kitchen, bottom and top of stairs  
USB ports in all rooms (except the Bathroom)  
Gross internal floor area - 72.4 sq.m./779 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

13'7 x 12'11 (4.14m x 3.94m)  
A spacious reception room with bow window overlooking the front of the property.  
Glazed French doors open into the ...

## Re-Fitted Breakfast Kitchen

16'11 x 9'1 (5.16m x 2.77m)  
Spanning the full width of the property, being part tiled and fitted with a range of light grey shaker style wall, drawer and base units with complementary work surfaces, including a breakfast bar.  
Inset single drainer stainless steel sink with mixer tap.  
Space is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor hood over.  
Vinyl flooring and downlighting.  
A door gives access to a built-in under stair store cupboard.  
A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

Having a built-in cupboard.

## Bedroom One

15'10 x 9'11 (4.83m x 3.02m)  
A spacious front facing double bedroom, spanning the full width of the property and having a built-in over stair double wardrobe.

## Bedroom Two

12'5 x 10'3 (3.78m x 3.12m)  
A good sized rear facing double bedroom having a range of built-in wardrobes with sliding doors.

## Shower Room


Being part tiled and fitted with a modern white 3-piece suite comprising a shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.  
Vinyl flooring & spotlights.

## Outside

There is a concrete and paved frontage with decorative gravel beds, providing off street parking.

A shared side gennel gives access to the rear of the property where there is an enclosed south east facing garden comprising of a block paved patio and a lawn with decorative bark bed and a raised planted border. There is also a semi detached brick built outhouse with power.



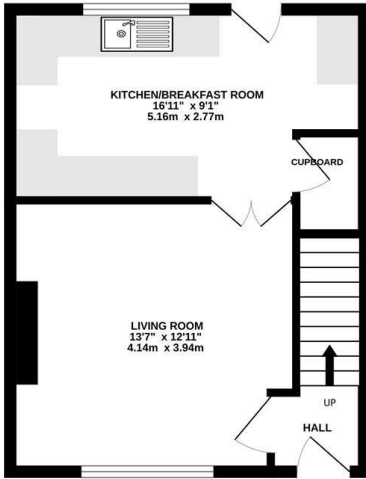
**sprift**   
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

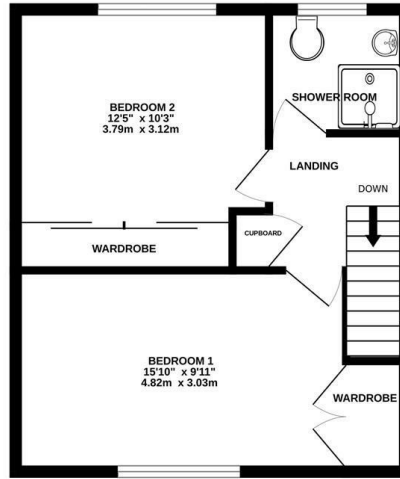
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**VIEWINGS**

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014  
 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

**Validation Of Offers**

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-varDY.co.uk