



60 Houfton Road,
Bolsover, S44 6SG

OFFERS IN THE REGION OF

£155,000

W
WILKINS VARDY

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£155,000

AFFORDABLE FAMILY HOME - THREE BEDROOMS - OFF STREET PARKING - GOOD SIZED WEST FACING PLOT

This well appointed end terraced property includes a good sized living room with feature fireplace, a ground floor WC and good sized open plan dining kitchen with integrated appliances and French doors opening onto the enclosed west facing rear garden. With three good sized bedrooms, the master having fitted wardrobes, and a contemporary re-fitted family bathroom, this is an ideal family home in a convenient and popular location.

Houfton Road is situated just a short distance from the amenities in the centre of Bolsover and Bolsover Castle, and also conveniently positioned for access onto the M1 Motorway and for routes into Chesterfield.

- Generously Proportioned End Terraced House
- Dining Kitchen with Integrated Appliances & French doors opening to the rear garden
- Good Sized Living Room with Feature Fireplace
- Side Entrance Hall with Cloaks/WC off
- Three Good Sized Bedrooms, the Master having Fitted Wardrobes
- Contemporary Re-Fitted Family Bathroom
- Off Street Parking
- Mature, Enclosed West Facing Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Imini Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 79.9 sq.m./860 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

14'9 x 10'9 (4.50m x 3.28m)
A good sized front facing reception room having a feature fireplace with wood surround, marble inset and hearth, and an electric fire.
Dado rail and coving.

Kitchen/Diner

16'5 x 10'1 (5.00m x 3.07m)
Fitted with a range of grey wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer sink with pull out hose spray mixer tap.
Integrated appliances to include a washing machine, fridge, freezer, electric double oven and 4-ring hob with glass splashback and angled extractor over.
Vinyl flooring.
uPVC double glazed French doors overlook and open onto the rear garden.

Side Entrance Hall

Having a door to a useful built-in under stair store, and a door to a Cloaks/WC.
A uPVC double glazed door gives access onto the side of the property.

Cloaks/WC

Being fully tiled and fitted with a modern white 2-piece suite comprising a semi inset wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

On the First Floor

Landing

With loft access hatch, having a pull down ladder to a part boarded roof space with lighting.

Bedroom One

12'1 x 11'2 (3.68m x 3.40m)
A good sized rear facing double bedroom, having a range of fitted wardrobes with sliding doors.

Bedroom Two

11'2 x 10'1 (3.40m x 3.07m)
A good sized front facing double bedroom.

Bedroom Three

9'8 x 7'0 (2.95m x 2.13m)
A front facing single bedroom.

Family Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

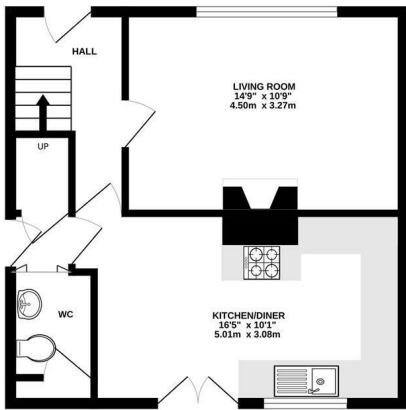
Outside

To the front of the property there is a concrete driveway providing off street parking. Steps lead down to the front entrance door and to a low maintenance gravelled garden.

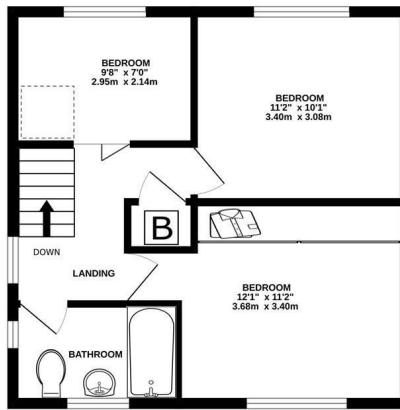
To the rear of the property there is an enclosed west facing garden comprising of a paved patio, lawn with planted side borders and a raised vegetable bed, together with a decorative gravel seating area. There is also a garden shed with electric.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 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) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(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



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, electric fire, kitchen appliances, 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.



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