



86 Selwyn Street,  
Hillstown S44 6LR

OFFERS IN THE REGION OF

£96,500



WILKINS VARDY

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# £96,500

AFFORDABLE HOME WITH POTENTIAL - REFURBISHMENT REQUIRED - NO CHAIN

This affordable two double bedroomed mid terraced house offers 677 sq.ft. of well proportioned accommodation which requires a scheme of modernisation and refurbishment. With a good sized reception room, spacious kitchen/diner and a ground floor bathroom, this property would make an ideal purchase for a first time buyer or investor.

The property is situated just a short distance from the centre of Bolsover, where you can find a good range of local amenities and Bolsover Castle, as well as being ideally placed for routes into Mansfield, Chesterfield and the M1 Motorway J29A.

- Ideal Starter Home/Investment Property
- Well Proportioned Mid Terraced House requiring Refurbishment
- Good Sized Living Room
- Spacious Kitchen/Diner with Integrated Cooking Appliances
- Ground Floor Bathroom
- Two Good Sized Double Bedrooms
- Enclosed Rear Garden
- NO UPWARD CHAIN
- EPC Rating: E

## General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 62.9 sq.m./677 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 the ...

## Living Room

12'5 x 11'0 (3.78m x 3.35m)  
A good sized front facing reception room, spanning the full width of the property and having a feature fireplace with painted fire surround, marble inset and hearth, and a gas fire.  
Built-in cupboard to the alcove.

## Kitchen/Diner

14'0 x 12'5 (4.27m x 3.78m)  
A spacious room, being part tiled and fitted with a range of cream wall, drawer and base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring electric hob with stainless steel extractor over.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.  
Tiled floor.  
A door gives access to a useful built-in under stair store cupboard, and a further door gives access into the rear entrance hall.  
A staircase rises to the First Floor accommodation.

## Rear Entrance Hall

Having a door opening to the bathroom, and a uPVC double glazed door giving access onto the rear of the property.

## Bathroom

Being part tiled and fitted with a 3-piece suite comprising a panelled bath with bath/shower mixer shower, pedestal wash hand basin and a low flush WC.  
Tiled floor.

## On the First Floor

## Bedroom One

12'5 x 10'11 (3.78m x 3.33m)  
A good sized front facing double bedroom, spanning the full width of the property and having a built-in over stair store cupboard.

## Bedroom Two

12'5 x 11'0 (3.78m x 3.35m)  
A good sized rear facing double bedroom, spanning the full width of the property and having a built-in cupboard housing the gas boiler.

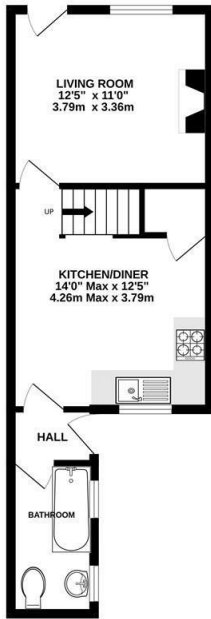
## Outside

There is a walled forecourt garden. On street parking is available in the area.

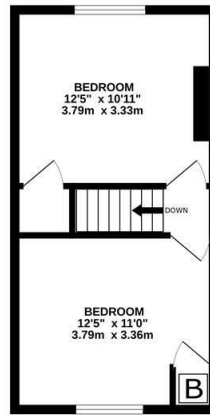
A shared side gennel gives access to a gate which opens to the rear of the property where there is a yard area, lawned garden and a paved path leading to a further hardstanding area.



GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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		
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, gas fire, kitchen appliances, 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-varidy.co.uk