



27 Deepdale Road,
Bolsover, S44 6BY

OFFERS IN THE REGION OF

£145,000

W

WILKINS VARDY

OFFERS IN THE REGION OF

£145,000

THREE BED SEMI - CUL-DE-SAC POSITION - SOUTH FACING REAR GARDEN - NO CHAIN

Welcome to Deepdale Road, Bolsover. Spanning 743 sq ft, this home provides a comfortable living space with room to personalise and make it your own. This well proportioned semi detached house, which requires some cosmetic upgrading offers a cosy yet spacious feel with a good sized reception room and an open plan dining kitchen with French doors opening onto the south facing rear garden. With three bedrooms, there's plenty of space for a growing family or for those who enjoy having a guest room or a home office. The property also has a well appointed bathroom, ensuring convenience and comfort for all residents.

Located at the head of a cul-de-sac, the property provides off street parking for three cars, and is well placed for accessing the various amenities in Bolsover Town and ideally situated for routes towards Chesterfield and the M1 Motorway.

- Ideal First Time Buyer/Starter Home
- Semi Detached House at Head of Cul-de-Sac
- Requiring some Cosmetic Upgrading
- Good Sized Living Room
- Full Width Dining Kitchen with French doors opening to the Rear Patio
- Three Bedrooms
- Family Bathroom
- Ample Off Street Parking & Enclosed South Facing Rear Garden
- NO CHAIN
- EPC Rating: C

General

Gas central heating (Baxi Boiler)
Mahogany effect uPVC double glazed windows and doors
Gross internal floor area - 69.1 sq.m./743 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'3 x 12'9 (4.04m x 3.89m)
A good sized front facing reception room having a feature fireplace with wood surround, marble effect inset and hearth, and an inset electric fire. Glazed French doors give access into the ...

Dining Kitchen

15'11 x 10'7 (4.85m x 3.23m)
Spanning the full width of the property and fitted with a range of white wall, drawer and base units with complementary work surfaces over. Inset 1½ bowl single drainer stainless steel sink with mixer tap. Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and an under counter fridge. Built-in under stair storage area. Tiled floor to the kitchen area and vinyl flooring to the dining area. A uPVC double glazed door gives access onto the side of the property and uPVC double glazed French doors overlook and open onto the rear patio.

On the First Floor

Landing

Having a built-in double cupboard and a built-in over stair store cupboard housing the hot water cylinder.

Bedroom One

12'6 x 8'2 (3.81m x 2.49m)
A good sized front facing double bedroom.

Bedroom Two

11'6 x 8'11 (3.51m x 2.72m)
A rear facing double bedroom.

Bedroom Three

7'9 x 7'1 (2.36m x 2.16m)
A front facing single bedroom.

Family Bathroom


Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with bath/shower mixer tap and an electric shower over, pedestal wash hand basin and a low flush WC. Vinyl flooring.

Outside

The property sits at the head of a cul-de-sac, having a lawned garden to the front, together with a concrete driveway providing ample off street parking.

To the rear of the property there is an enclosed south facing garden which comprises of a block paved patio and a lawn with some mature trees.



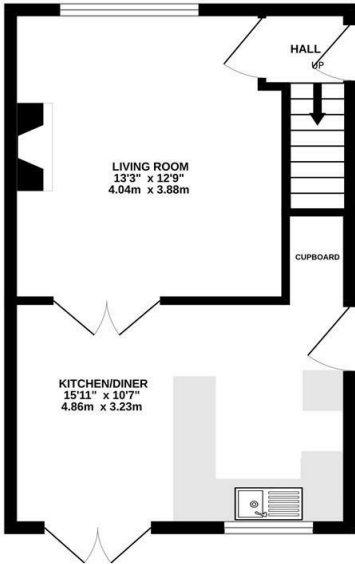
sprift 
Know any property instantly

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.

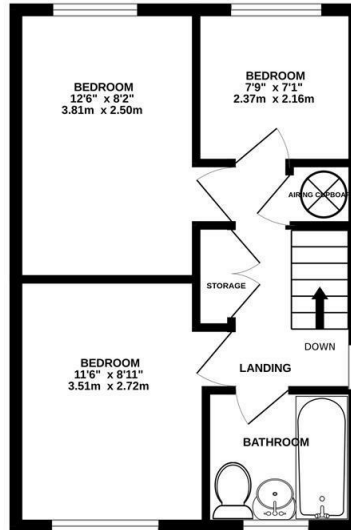
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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RICS

Relocation agent network

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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.

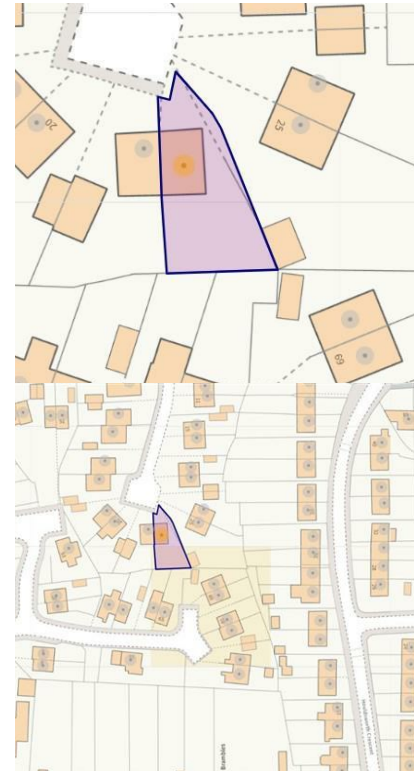
Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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