



13 Bainbridge Road,  
Bolsover, S44 6UD

OFFERS IN THE REGION OF

£140,000

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WILKINS VARDY

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# £140,000

AFFORDABLE FAMILY HOME - REFURBISHMENT/MODERNISATION REQUIRED - OFF STREET PARKING

Offered for sale with no upward chain is this three bedroomed semi detached house which offers 848 sq.ft. of well proportioned accommodation which requires a scheme of refurbishment/modernisation to create a lovely family home. The property also benefits from a good sized reception room and kitchen, conservatory, ground floor cloaks/WC and a family bathroom. Outside, there is off street parking and lawned gardens to the front and rear.

Located in a popular neighbourhood, the property is well placed for accessing the various amenities in Bolsover Town Centre and ideally situated for transport links towards Chesterfield and Mansfield, and for J29A of the M1 Motorway.

- Affordable Family Home in need of Refurbishment
- Good Sized Living Room
- Conservatory
- Kitchen
- Side Entrance Hall with Cloaks/WC off
- Three Good Sized Bedrooms
- Family Bathroom
- Off Street Parking & Lawned Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: C

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC double glazed windows and doors (except Conservatory)  
16 x Photovoltaic solar panels (Leased)  
Gross internal floor area - 78.8 sq.m./848 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 with matching glazed side panel opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

18'9 x 11'7 (5.72m x 3.53m)  
A good sized front facing reception room, having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect gas fire.  
An opening from here leads through into the Kitchen and sliding doors give access into the ...

## Conservatory

8'3 x 8'2 (2.51m x 2.49m)  
Being of timber framed and single glazed construction and having a door which opens onto the rear of the property.

## Kitchen

10'10 x 9'11 (3.30m x 3.02m)  
Being part tiled and fitted with a basic range of wall, drawer and base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor over.  
A door from here opens into a ...

## Side Entrance Hall

Having a built-in under stair store. A uPVC double glazed door gives access onto the side of the property, and an internal door opens to a ...

## Cloaks/WC

Fitted with a 2-piece white suite comprising of a corner wash hand basin with tiled splashback, and a low flush WC.

## On the First Floor

## Landing

Having a built-in cupboard with bi-fold door which houses the gas boiler.

## Bedroom One

11'7 x 10'8 (3.53m x 3.25m)  
A good sized front facing double bedroom, having a built-in over stair store cupboard.

## Bedroom Two

13'7 x 8'1 (4.14m x 2.46m)  
A good sized rear facing double bedroom.

## Bedroom Three

10'8 x 6'4 (3.25m x 1.93m)  
A front facing single bedroom.

## Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a walk-in bath with electric shower over, pedestal wash hand basin and a low flush WC.


## Outside

To the front of the property there is a lawned garden, alongside a driveway providing off street parking.

To the rear of the property there is a paved seating area, a lawned garden and two wooden garden sheds.







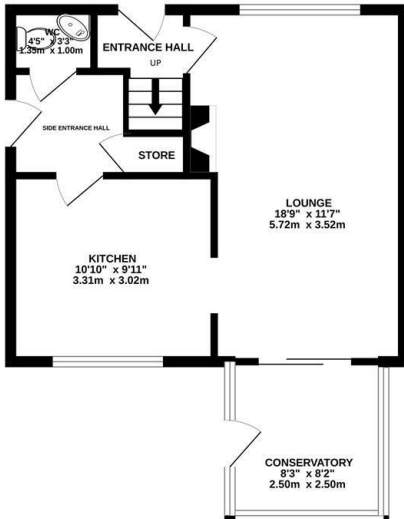
Know any property instantly

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.

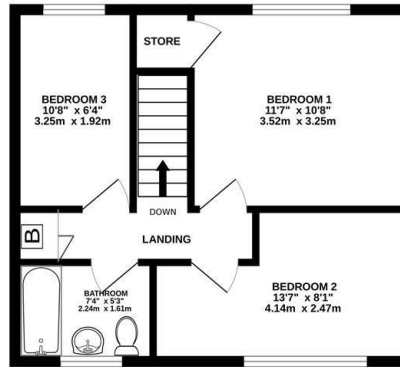
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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>		
(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		
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

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RICS



## 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, gas 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.



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