



## Marketing Preview



**27 Sutton Hall Road, Bolsover, Chesterfield, S44 6JJ**

**£125,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



CHAIN FREE!! A fantastic opportunity to purchase this modern, two double bedroom terraced property. Having off road parking for two cars and an open plan lounge/diner. Close to great amenities, good road links to Chesterfield, Sheffield, M1 Motorway and on a regular bus route. Perfect for first time buyers, investors, couples and families!

## SUMMARY

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## HALLWAY

Enter via uPVC door into the long and spacious hallway with ceiling light, radiator and laminate flooring. Stair rise to the first floor and door to the living/dining room.

## LOUNGE/DINER 26'11" x 10'11"

A spacious and open living/dining room with white walls, laminate flooring and a large exposed brick fireplace. Fan light, ceiling light, two radiators and bay window to the front. Storage, shelving and under stairs storage cupboard.

## KITCHEN 5'6" x 17'3"

An off shot and modern kitchen installed June 2024 with ample wall and base units, contrasting worktops and tiled splash back. Space for a fridge/freezer and freestanding cooker. Ceiling light, radiator and two windows. Vinyl flooring and access to the porch/utility space.

## UTILITY ROOM/PORCH/EXTRA SPACE 6'1" x 7'2"

Having white walls, laminate flooring and ceiling light. Door to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with white walls, ceiling light and radiator. Doors to the bathroom and bedrooms.

## BEDROOM ONE 14'3" x 10'6"

A double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM TWO 8'6" x 13'9"

A second double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 6'10" x 8'3"

A modern bathroom installed in June 2024, having a bath with an overhead and handheld shower, glass shower screen and marble effect surround. Sink and close coupled WC. Ceiling light, radiator and obscure glass window. Vinyl flooring, storage cupboard housing the boiler and extractor fan.

## OUTSIDE

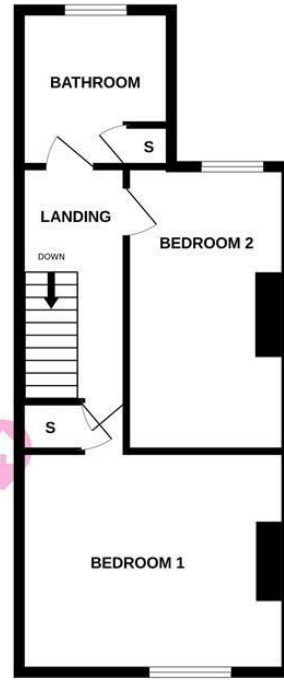
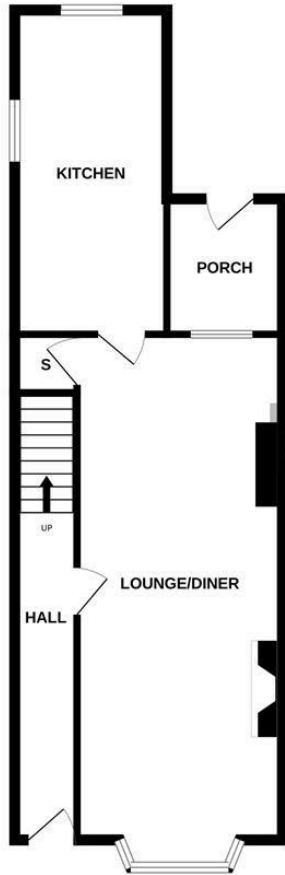
To the rear of the property is a low maintenance and enclosed garden with artificial grass area and off road parking.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	



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