



**New Bolsover, Bolsover, Chesterfield, Derbyshire S44 6QD**

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**Auction Guide £100,000**

**PINEWOOD**





**New Bolsover  
Bolsover  
Chesterfield  
Derbyshire  
S44 6QD**



**Auction Guide £100,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- SOUGHT AFTER GRADE 2 TOWN HOUSE
- OVERLOOKING PARKLAND
- DECEPTIVELY SPACIOUS OVER THREE FLOORS
- IDEAL STARTER HOME
- INVESTMENT OPPOTUNITY
- GREAT COMMUTING LINKS TO THE M1
- NEW CARPETS AND VYNIL
- FRESH DECOR
- FREEHOLD
- COUNCIL TAX BAND A



PROPERTY FOR SALE BY THE MODERN METHOD OF AUCTION - This beautiful three bedroom three storey, grade 2 listed end town house could be ideal for first time buyers, a growing family or investors alike.

As you arrive you will enter through the rear garden into the spacious kitchen, with lots of storage and counter top space with the benefit of some storage under the stairs.

The lounge has a spacious feel and has a lovely view via an attractive façade over parkland.

The first floor has two bedrooms and a family bathroom, the second floor has the third bedroom.

Outside has an enclosed rear garden to the rear and a view over parkland to the front.

This home has fresh paint throughout, new carpets and vinyl's and is waiting for someone to put their own stamp on it.  
Could this be your next move?

**\*\*Please take a look at the walk through video\*\***

**\*\*Call today to arrange your viewing\*\***

**Lounge**

13'3" x 14'10" (4.05 x 4.53)

**Kitchen**

3.14 x 4.53

**Bedroom One**

10'3" x 14'10" (3.14 x 4.53)

**Bedroom Two**

10'3" x 9'8" (3.14 x 2.96)

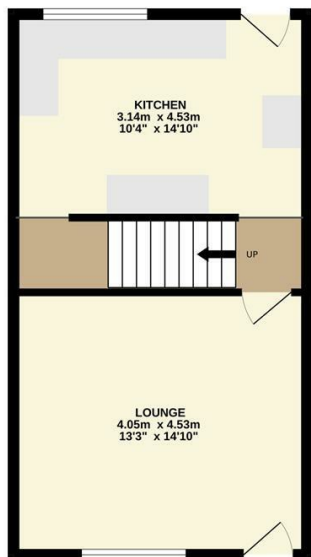
**Family Bathroom**

10'3" x 5'1" (3.14 x 1.57)

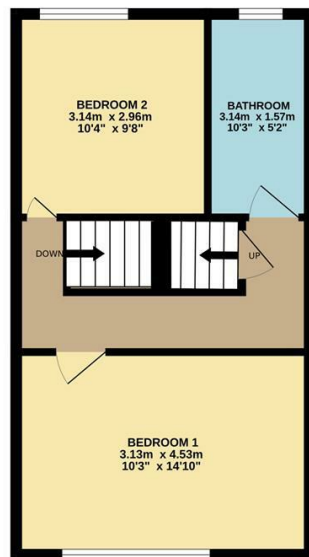
**Bedroom Three**

12'4" x 14'10" (3.77 x 4.53)

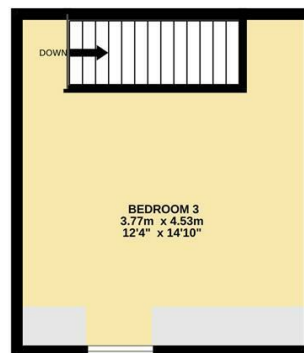
GROUND FLOOR  
37.8 sq.m. (406 sq.ft.) approx.



1ST FLOOR  
37.4 sq.m. (403 sq.ft.) approx.



2ND FLOOR  
23.5 sq.m. (253 sq.ft.) approx.



TOTAL FLOOR AREA ; 98.7 sq.m. (1063 sq.ft.) approx.

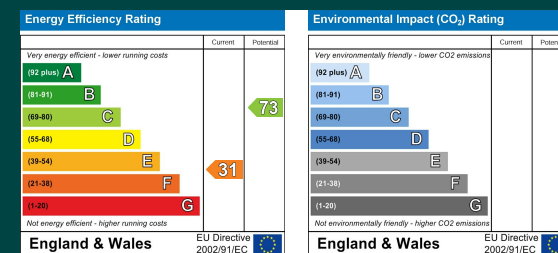
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



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