

# PINEWOOD



St. Lawrence Avenue, Bolsover, Chesterfield, Derbyshire S44  
6HT

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Asking Price £170,000



**MUCH MORE THAN FIRST MEETS THE EYE...** Nestled in the charming St. Lawrence Avenue of Bolsover, Chesterfield, this delightful semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere with a spacious through lounge diner, perfect for entertaining guests or simply relaxing after a long day.

This lovely property boasts two cosy bedrooms, including a spacious master bedroom complete with fitted wardrobes, offering ample storage space for all your belongings. The modern shower room adds a touch of luxury to your daily routine, making mornings a breeze.

One of the highlights of this home is the extended kitchen, providing a wonderful space for culinary enthusiasts to create delicious meals. Imagine whipping up your favourite dishes in this bright and airy kitchen, filled with possibilities.

Outside, the landscaped corner plot garden is a tranquil oasis where you can unwind and enjoy the fresh air. With parking available for up to three vehicles, convenience is at your doorstep.

Don't miss the opportunity to make this charming property your own. Whether you're looking for a cozy home to start a new chapter or a place to create lasting memories, this house on St. Lawrence Avenue offers the perfect blend of comfort and style.

- SEMI-DETACHED
- A MODERN SHOWER ROOM
- EXTENDED KITCHEN
- SPACIOUS CORNER PLOT GARDEN
- COUNCIL TAX BAND: A
- TWO DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MASTER BEDROOM WITH FITTED WARDROBES
- OFF STREET PARKING
- FREEHOLD

**Lounge / Diner**  
22'2" x 10'11" (6.78m x 3.35m)

**Kitchen**  
10'7" x 5'10" (3.24m x 1.80m)

**Kitchen Extension**  
9'4" x 5'8" (2.87m x 1.74m)

**Bedroom One**  
17'5" x 9'11" (5.31m x 3.03m)

**Bedroom Two**  
12'8" x 8'11" (3.87m x 2.74m)

**Shower Room**  
7'6" x 5'6" (2.30m x 1.68)

#### GENERAL INFO

CORNER PLOT  
EXTENDED KITCHEN  
UPVC  
GAS BOILER CENTRAL HEATING NEW in 2021  
OAK FLOORING IN THE LOUNGE AND A COMBINATION OF TILED AND CAREPT FLOORING THROUGHOUT  
OUTDOOR FRONT MOUNTED LIGHTS AND REAR SECURITY LIGHTS  
2 X EXTERNAL POWER SOCKETS  
DROPPED CURB TO THE FRONT ASPECT  
FULL RE-WIRE  
NEW PLASTER  
HARDWIRED SMOKE ALARM

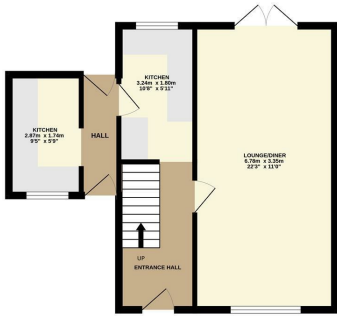
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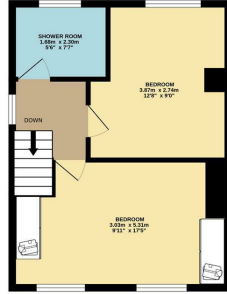


accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

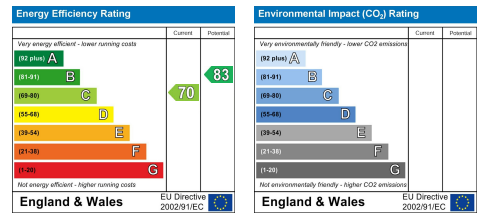
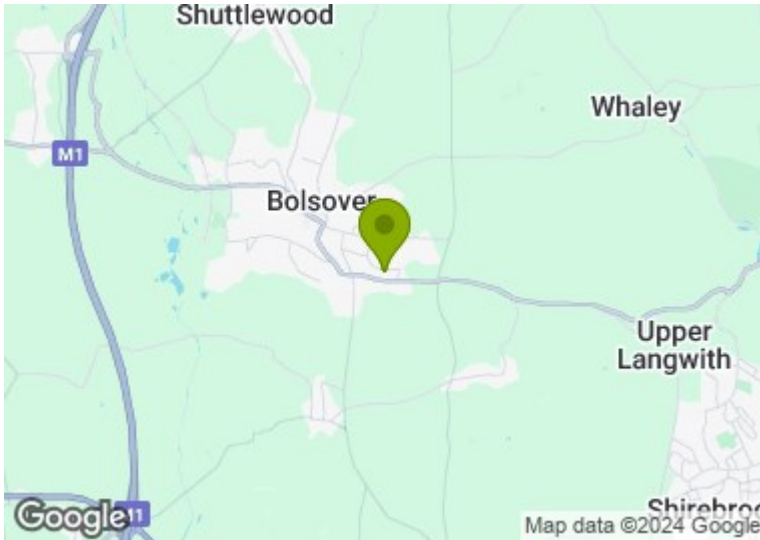
GROUND FLOOR  
42.6 sq.m. (459 sq.ft.) approx.



1ST FLOOR  
34.1 sq.m. (367 sq.ft.) approx.



TOTAL FLOOR AREA: 76.6 sq.m. (825 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. See the plan.  
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FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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