



**wA**ards  
estate agents

**24 Spittal Green**

Bolsover, Chesterfield, S44 6TP

**£159,950**

## 24 Spittal Green

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Early Viewing is Recommended of this superb TWO BEDROOM SEMI DETACHED starter/first time buyer or investor property! Occupying a pleasant cul de sac position. Being perfectly positioned with walking distance of the beautiful nature reserve and Stockley trail & having Bolsover Castle on the doorstep! Located within easy access of the town centre amenities, shops, schools, bus routes and main commuter road links to M1 Motorway via junctions 29/29A.

Internally the accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing. Comprising of side entrance hall, front dining kitchen with integrated appliances, family reception room. First floor main bedroom, second versatile bedroom which could also be used for office or home working and attractive partly tiled family bathroom with 3 piece suite.

Driveway provides ample car parking spaces and to the rear is a delightful garden with paved patio area. Lawned garden with substantial enclosed boundaries. Steps leading up to an extensive area of decking which creates a seating area. Perfect setting for social and family entertaining!





### Additional Information

Gas Central Heating-Ideal Combi Boiler-serviced  
uPVC double glazed windows  
New floor coverings.  
Window blinds are included  
Gross Internal Floor Area - 55.8 Sq.m/ 601.0 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area-The Bolsover School

### Entrance Hall

3'10" x 3'1" (1.17m x 0.94m)

Side Canopy porch with uPVC entrance door which leads into the hallway.

### Dining Kitchen

11'8" x 10'11" (3.56m x 3.33m)

Attractive range of Mink fronted base and wall units with complimentary work surfaces with inset double ceramic sink and tiled splash backs. Integrated oven, gas hob and chimney extractor above. Space for fridge freezer and washing machine. Downlighting. Front aspect window. Ideal Combi boiler.



### Reception Room

14'6" x 11'8" (4.42m x 3.56m)

Well presented reception room with fireplace having gas-fire. Feature radiator. Stairs climb to the first floor. Patio doors lead into the rear landscaped gardens.

### First Floor Landing

5'10" x 2'8" (1.78m x 0.81m)

Access to the insulated loft space.

### Front Double Bedroom One

11'8" x 11'5" (3.56m x 3.48m)

Main double bedroom which is nicely presented and complimented with attractive half wall panelling.

### Rear Bedroom Two

11'2" x 6'6" (3.40m x 1.98m)

A second good sized bedroom with useful store cupboard.





## Partly Tiled Family Bathroom

7'11" x 4'10" (2.41m x 1.47m)

Comprising of a 3 piece White suite which includes bath with mains shower, wash hand basin and low level WC set in vanity cupboard. Chrome heated towel rail and vinyl flooring.

## Outside

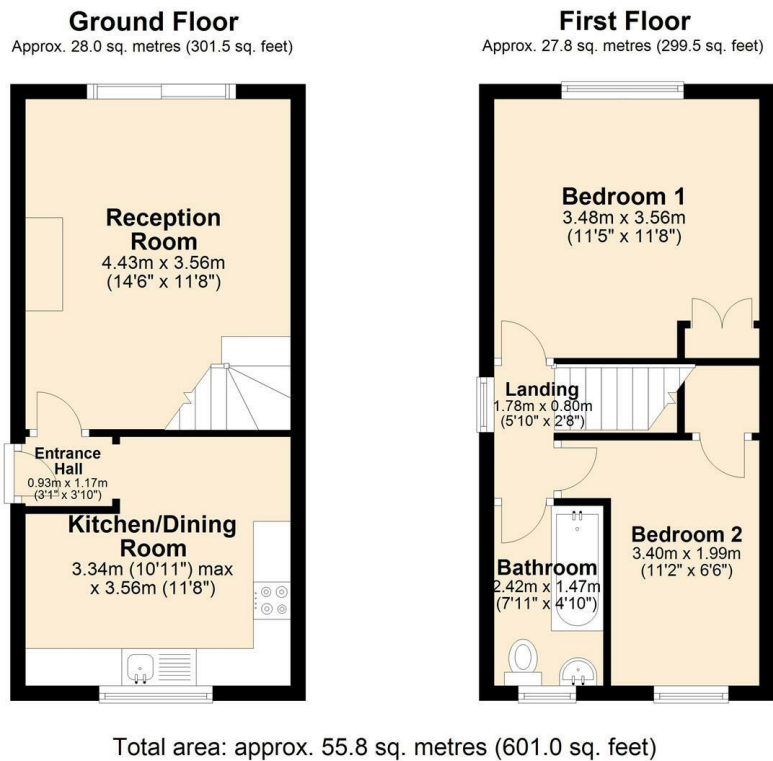
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## School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

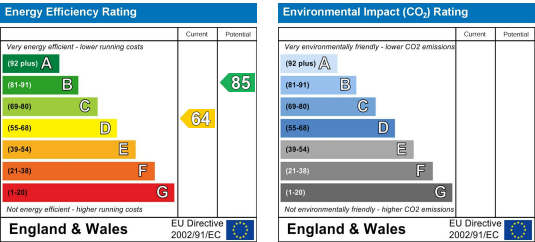
Floor Plan



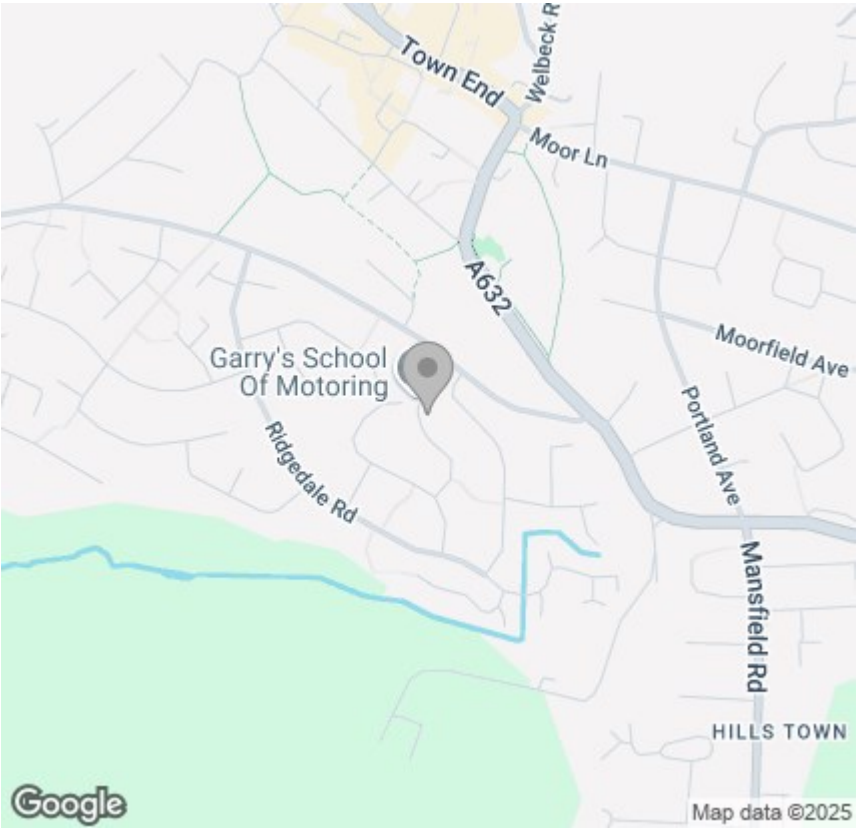
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection ( Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with 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.

