



St Marys Terrace, Bolsterstone, S36

Asking Price £249,950

- NO CHAIN
- TWO BEDROOM STONE BUILT COTTAGE
- SURROUNDED BY GORGEOUS COUNTRY WALKS AND VIEWS
- FREEHOLD
- CLOSE TO MOTORWAY LINKS
- COUNCIL TAX BAND B - £1,764.50

- ON THE EDGE OF THE PEAK DISTRICT
- FRONT AND SIDE ENCLOSED GARDENS
- SET IN A PICTURESQUE LOCATION

St Marys Terrace, Bolsterstone, S36

**** NO CHAIN ** SET IN A PICTURESQUE LOCATION SURROUNDED BY IDYLIC COUNTRY WALKS AND STUNNING VIEWS ** OFFERING THE UNIQUE FREEDOM OF THE PERFECT RURAL LIFESTYLE **** St Marys Terrace is a charming two bedroom stone built cottage. Located in the much sought after rural village of Bolsterstone, situated on the edge of the Peak District National Park. The property lays in close proximity to excellent local amenities, with The Fox Valley Shopping Centre a short drive away, along with good road and motorway links. The property briefly comprises of; Entrance porch; Lounge; Kitchen dining room; Inner hallway; Downstairs shower room; Conservatory; Stairs to the first floor; Two double bedrooms; Stairs to the fully boarded loft; To the Outside; Gate access to a paved enclosed front garden; Enclosed side lawn garden area;



Council Tax Band: B



ENTRANCE PORCH

Access via a part obscure glazed leaded door into the entrance porch, with; Duel aspect uPVC double glazed leaded windows; Concrete flooring; Ceiling light point; Part obscure glazed door into the lounge;

LOUNGE

This cosy lounge has; Oak flooring; uPVC double glazed window to the front elevation; Decorative coal effect fire set into a pine and tiled surround, currently capped off; Central heating radiator; Exposed beams; Wall lights; Glazed Georgian style door to the kitchen;

KITCHEN DINING ROOM

Having; A good range of cream wall, base and drawer units with black roll top work surfaces; Wall mounted illuminated display unit; Under unit lighting; 1 1/2 sink and drainer with mixer taps; Space and plumbing for washing machine; Free standing gas oven and four ring hob; Space for an upright fridge freezer; Exposed beams; Part tiled walls; Tiled flooring; Ceiling light point; Central heating radiator; uPVC double glazed window into the conservatory area; Space for a dining table and chairs; Glazed Georgian style door to the inner lobby; Open plan stairs to the first floor; Solid door to the cellar, with power and lighting;

INNER LOBBY

Having; Tiled floor, through from the kitchen; Ceiling light point; Solid door to the downstairs shower room; Part glazed door into the conservatory;

DOWNSTAIRS SHOWER ROOM

With; WC; Wash basin; Shower enclosure with wall mounted shower and sliding screen doors; Vertical heated towel rail; Extractor fan; Tiled and paneled walling; Tiled flooring; Full height built in storage cupboard; Obscure uPVC double glazed window into the conservatory;

CONSERVATORY

This bright space has; Wood effect flooring; Wall light points; Central heating radiator; uPVC double glazed window into the kitchen dining room; uPVC double glazed obscure window into the shower room; Glazed door with windows to either side to the rear elevation;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

Spacious primary bedroom; Having; Freestanding pine wardrobe storage to one wall; uPVC double glazed window to the front elevation; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM TWO

Another double bedroom with; Built in wardrobe storage; Built in storage cupboard which also houses the boiler; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

With; Solid doors leading to the two bedrooms; Carpet flooring; Ceiling light point; Pine staircase to the loft space;

LOFT

Fully boarded out loft with lighting and a Velux window;

FRONT GARDEN

The enclosed front garden is accessed via a wooden gate with; Paved stone slabs; Space for a seating area; Stone and fence borders;

SIDE GARDEN

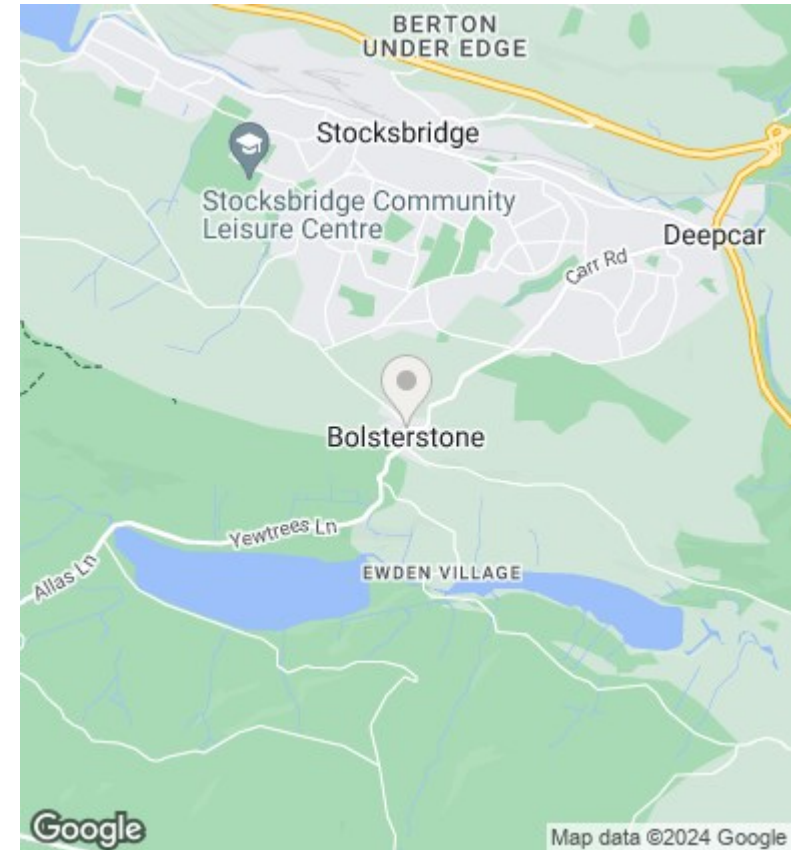
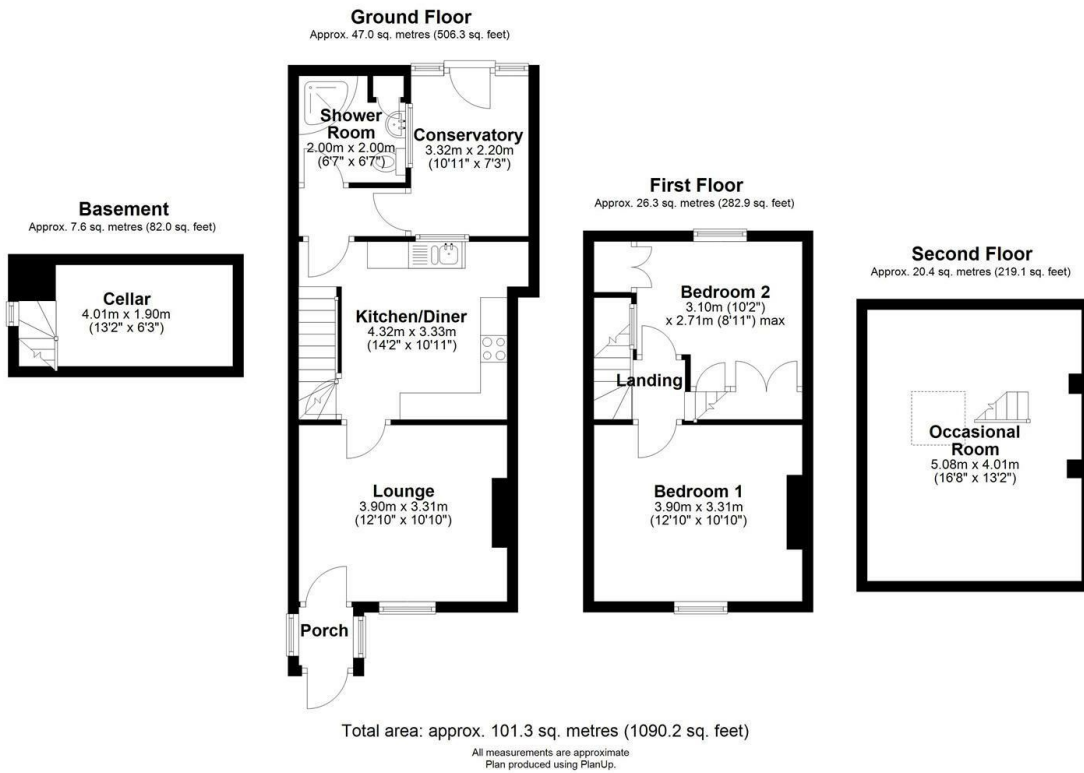
With; Predominately laid to lawn; Shrubs and planting; Paved pathway leading to the conservatory; Wooden gate access from the road; Stone borders;

ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	