



Offers Over £140,000 Freehold

18 HASLAM COURT | BOLSOVER | CHESTERFIELD | S44 6SL

**BuckleyBrown**  
ESTATE AGENTS

MAKE A MOVE!... Welcome to this charming three bedroom semi detached house located in the desirable area of Bolsover. This property offers a perfect blend of classic design and modern living, making it an ideal choice for your next home!

Upon entering, you will be greeted by the reception room, a cosy space to relax and spend time with family. This room leads nicely into the second reception room, currently being used as the dining room, where you will find a spacious area perfect for entertaining! Located off the dining room you will find the kitchen, a great setting to create tasty home cooked meals with friends! Located off the hallway is a handy utility room and access leading out to the side of the home.

Heading upstairs, you will find three well proportioned bedrooms, all with ample space and opportunity to make your own and create a perfect place to unwind after a long day. To complete this floor is the family bathroom.

Outside you will find offers low maintenance with a tiered garden, including both patio and lawned areas. To the front of the property also offers ease with a further patio area.

Situated in a great location, this semi detached house benefits from easy access to local amenities, schools and transport links. With its ample living space, three bedrooms and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Call today to view!





**Reception Room 16'6" x 10'7"**

Allowing access into the property, central heating radiator and window to the front elevation.

**Dining Room 13'11" x 8'8"**

With feature fireplace, central heating radiator and window to the rear elevation.

**Kitchen 10'3" x 7'1"**

Complete with ample matching wall and base units, along with complimenting worktop over. Inset sink and drainer, oven, hob with hood over and space for appliances. Window to the side elevation.

**Hallway**

Allowing access into the utility room and out to the side of the home.

**Utility 4'9" x 4'7"**

Providing a handy space for extra storage!

**Bedroom One 13'5" x 9'1"**

Carpeted flooring, central heating radiator and window to the front elevation.

**Bedroom Two 12'6" x 8'11"**

Carpeted flooring, central heating radiator and window to the rear elevation.

**Bedroom Three 8'6" x 7'11"**

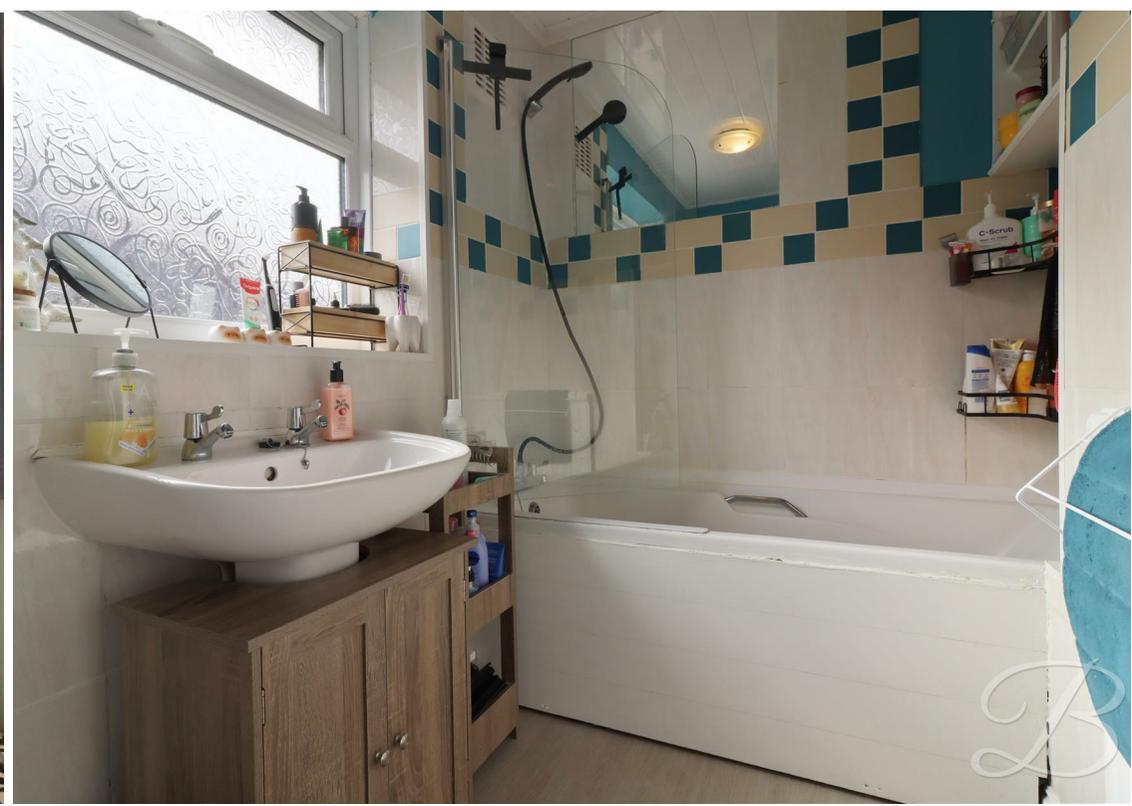
Carpeted flooring, central heating radiator and window to the rear elevation.

**Bathroom 8'6" x 4'8"**

Complete with low flush WC, hand wash basin, bath with overhead shower and a frosted window to the side elevation.

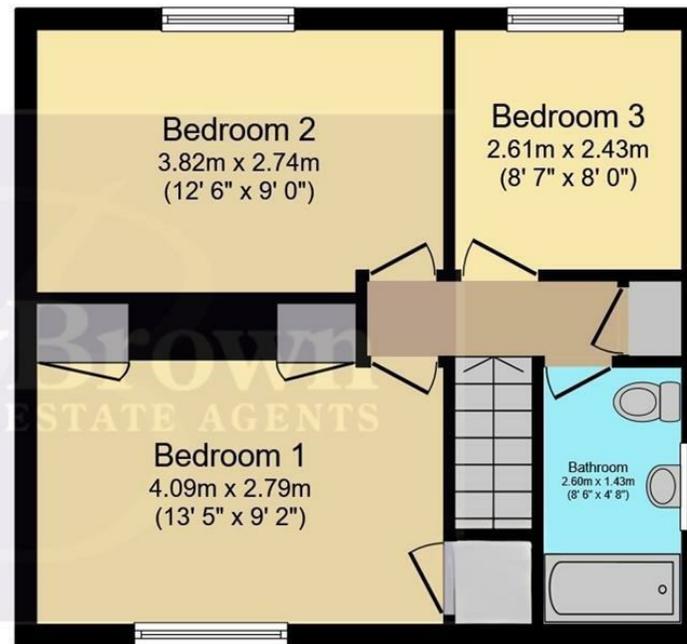
**Outside**

Low maintenance rear garden with tiered levels, including patio and lawned areas. To the front of the property is a further patio area.





**Ground Floor**  
Floor area 39.4 sq.m. (424 sq.ft.)



**First Floor**  
Floor area 39.4 sq.m. (424 sq.ft.)

**Total floor area: 78.8 sq.m. (849 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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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