



## 56 Charlesworth Street, Bolsover

£775 pcm Freehold

Well-presented two-bedroom terrace with spacious lounge, dining room, fitted kitchen, modern bathroom, gas central heating, and double glazing. Ideal for professionals, couples, or small families.

Council Tax band: A

Tenure: Freehold

Welcome to this well-presented two-bedroom terraced home, thoughtfully designed to offer comfort and convenience throughout. Step inside to a spacious lounge, where a charming feature fire surround creates a welcoming focal point and the front-facing aspect allows natural light to fill the room, making it an ideal spot for relaxing evenings or entertaining guests. The separate dining room provides a versatile space that can easily adapt to your lifestyle needs, whether you prefer formal dining, a home office, or a cosy family area. The fitted kitchen is equipped with ample storage units and generous worktop space, complemented by room for your essential appliances, ensuring a practical and efficient environment for preparing meals. Upstairs, you will find two well-proportioned bedrooms, each offering comfortable accommodation and plenty of room for furnishings, making them perfect for restful nights or flexible use as a guest room or study. The family bathroom is finished with a modern three-piece suite and a handy shower attachment, providing everything you need for your daily routine. Throughout the property, gas central heating and uPVC double glazing help maintain a comfortable temperature and improve energy efficiency, ensuring a warm and inviting atmosphere all year round. This delightful home blends character with modern touches, making it an excellent choice for professionals, couples, or small families seeking a move-in ready property in a convenient location. Arrange your viewing today to fully appreciate all this inviting home has to offer.





### Lounge

14' 4" x 11' 5" (4.36m x 3.48m)

A well-presented lounge situated to the front elevation, featuring a uPVC double-glazed window with fitted blind allowing plenty of natural light. The room benefits from fitted carpeting, a feature fireplace with decorative surround, coving to the ceiling, wall-mounted light fittings, a central ceiling light, and a central heating radiator.

### Kitchen

8' 1" x 7' 5" (2.47m x 2.25m)

Fitted with a range of wood-effect wall and base units complemented by contrasting dark work surfaces and tiled splashbacks. The kitchen features a stainless steel sink and drainer, space and plumbing for an automatic washing machine, and a freestanding gas cooker. A uPVC double-glazed window overlooks the rear garden. The room also houses the central heating boiler and benefits from vinyl flooring and a central heating radiator.

### Dining room

14' 4" x 11' 11" (4.36m x 3.63m)

A bright and spacious dining room with a uPVC double-glazed window overlooking the rear garden. The room is finished with fitted carpeting, neutral décor, a central heating radiator, and a ceiling light fitting. Useful under-stairs storage is available, along with a separate storage cupboard with power supply, providing an ideal space for a fridge freezer.

### Master Bedroom





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### Dining room

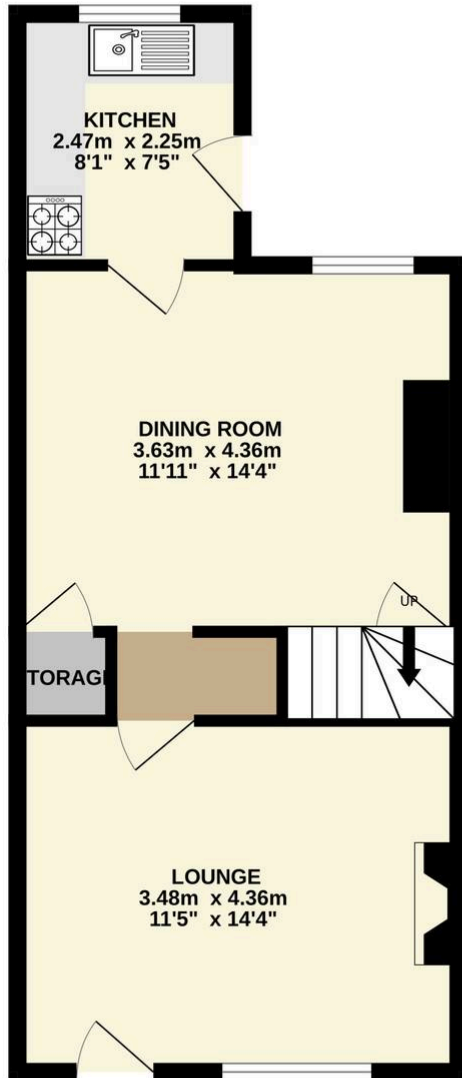
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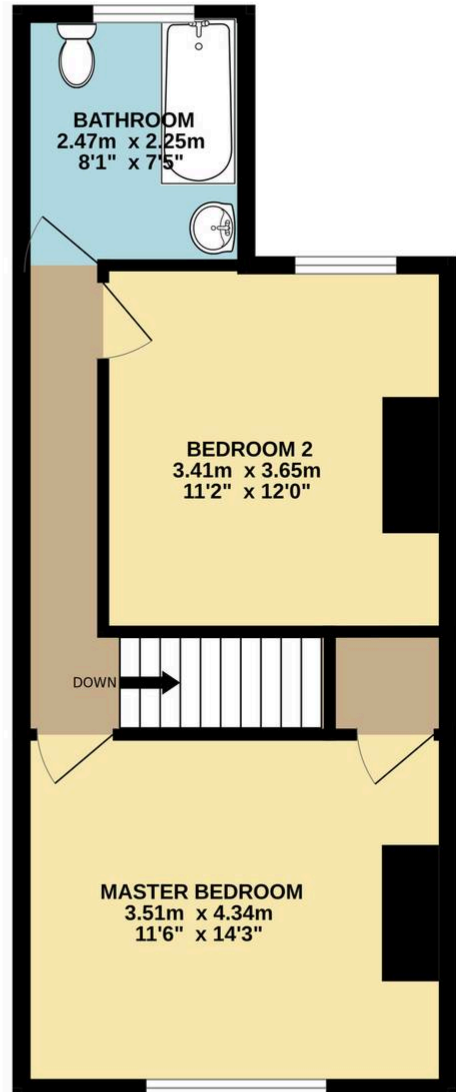
### Master Bedroom



GROUND FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



1ST FLOOR  
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (839 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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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

