



7 Hillsyde Avenue,

Misterton, DN10 4BZ

● Situated in the popular village of Misterton this semi-detached property enjoys a convenient location not being too far from local amenities. The accommodation does require a degree of modernisation & improvement. Briefly comprising reception hall, living room, living kitchen, 3-bedrooms, shower room & WC. There is also an additional kitchen & utility area. Externally there is a driveway providing off-road parking, a pathway leading to the front entrance & low-maintenance gravelled garden all enclosed by a low wooden fence with established small trees. To the rear the private garden comprises a combination of patio areas, established shrubs, interesting garden features & lawned sections all enclosed by mature hedging & wooden fencing. At the end of the garden there is a small gate which opens onto the Chesterfield canal with wonderful countryside views. Offered with vacant possession and no onward chain. Early viewing is highly recommended. Contact our agents to arrange a viewing! ●

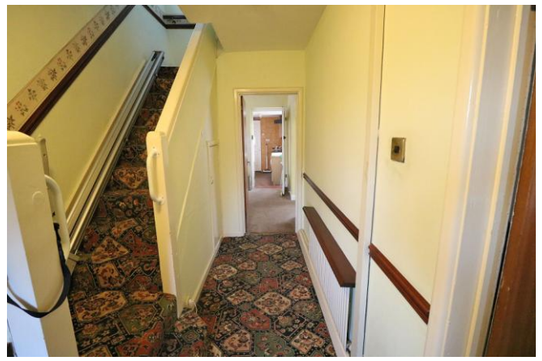
● 3-bedroom semi-detached house - Entrance porch / hallway / Living room - Kitchen / Dining room-dayroom - Cooking utility room / WC - First floor landing / 3 bedrooms / Shower room - Wooden enclosed lean too - Excellent local amenities ●

Price Region: £190,000

SEMI-DETACHED HOUSE

ENTRANCE PORCH Upvc entrance porch with windows and glass panelled personal door opening into: -

RECEPTION HALL Staircase leading to the first-floor landing and bedrooms. Understairs cupboard. Radiator.



LIVING ROOM 14' 4" x 12' 10" (4.384m x 3.928m) Front facing window. Television point. Radiator.



PREP KITCHEN 9' 4" x 6' 10" (2.868m x 2.096m) Side facing window and rear door. Fitted base and wall units with drawers. Worktop incorporating a stainless-steel single bowl drainer sink with mixer taps and half tiled walls. Archway leading into dining room/ day room.



DINING ROOM / DAY ROOM 12' 11" x 9' 10" (3.959m x 3.009m) Rear facing French door and glass side screen opening onto the patio and garden area. Electric fire with marble inset and hearth and mahogany fireplace surround. Recess to both sides with built-in base cupboards. Television point. Radiator.



COOKING ROOM & UTILITY ROOM 10' 3" x 8' 3" (3.142m x 2.521m) Dual aspect windows and side door. Fitted base and wall cupboards with drawers and worktop with tiled splash backs. Free standing cooker and provision for all whitegoods.

WC Side facing window. WC and hand wash basin with wall mounted cupboard. Tiled walls and floor.

FIRST FLOOR LANDING: With side facing window. Loft access.

BEDROOM 1 13' 1" x 12' 11" (3.989m x 3.949m) Front facing window. Built-in storage and additional fitted floor to ceiling wardrobes. Radiator.



BEDROOM 2 12' 11" x 10' 3" (3.961m x 3.139m) Rear facing window with open views. Built-in storage/wardrobes. Radiator.



BEDROOM 3 9' 8" x 6' 11" (2.967m x 2.116m) Front facing window. Radiator.



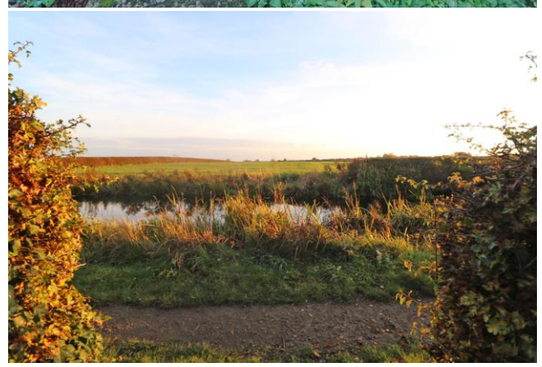
SHOWER ROOM 6' 10" x 5' 11" (2.095m x 1.821m) Rear facing window. WC and pedestal hand wash basin. Shower cubicle. Tiled walls. Radiator.



WOODEN ENCLOSED LEAN-TO 25' 11" x 7' 7" (7.904m x 2.331m*)* Built-in storage. Rear door opening onto the garden. Front door leading into the garage.



OUTSIDE Externally, the property benefits from a driveway providing off-road parking, together with a pathway leading to the front entrance and a low-maintenance gravelled garden. The front garden is enclosed by a low wooden fence and features established small trees. To the rear is a particularly appealing and private garden, comprising a combination of patio areas, established shrubs, interesting garden features and lawned sections all enclosed by mature hedging and wooden fencing. There is also a small gate at the bottom of the garden, which opens onto the Chesterfield canal, offering wonderful open countryside views.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY: Bassetlaw. Council tax: Band: A

TENURE: Freehold assumed: VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236