



Offers Over £165,000 Freehold

6 RUTLAND AVENUE | BOLSOVER | CHESTERFIELD | S44 6PT

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POURING WITH POTENTIAL. Positioned on the charming Rutland Avenue in Bolsover, Chesterfield, this delightful semi-detached house offers a wonderful opportunity for those seeking a comfortable and inviting home. This empty property is the perfect opportunity for those looking to make a house their own. The location is ideal, providing easy access to local amenities, schools, and transport links, making it perfect for those looking for a blank canvas.

Upon entering the property, you are greeted by a spacious reception room that is filled with natural light, thanks to its wonderful bay window. This versatile space is perfect for entertaining guests or simply relaxing after a long day. The well-appointed kitchen/dining room, adjacent to the reception room, offers ample space for culinary creativity and has the potential for modernisation to suit your personal taste. From here you will find a versatile garden room complemented by sliding doors opening to the rear garden.

Moving upstairs, you will find two generously sized bedrooms, each offering a blank canvas to make your own. Just off the landing you are presented with a neutral bathroom along with a separate WC for added convenience.

Not to mention this property could be converted back into three bedrooms.

Outside, the property boasts a modest garden south facing area that presents an excellent opportunity for gardening enthusiasts or those who enjoy outdoor leisure. The space is perfect for creating a tranquil outdoor retreat or a play area for children. With off-street parking available via a driveway and garage, this home combines convenience with the potential for personalisation, making it an ideal choice for anyone looking to settle in this lovely area.

Call now to make your own!





Hall

Accessible from the side elevation with leading access into;

Living Room 16'1" x 10'5"

Carpeted flooring, central heating radiator, brick feature wall with a fireplace and a bay window to the front elevation.

Kitchen/Dining Room 16'1" x 13'10"

Complete with a range of matching wall and base cabinets, worktops over, inset sink with drainer and a window to the rear. Double doors leading through to the garden room.

Garden Room 12'6" x 7'4"

Bright and airy reception room with central heating radiator and floor to ceiling sliding doors to the rear elevation.

Landing

Window to the side and leading access into;

Bedroom One 13'6" x 10'4"

Carpeted flooring, central heating radiator, built in wardrobes and windows to the front elevation.

Bedroom Two 10'1" x 7'5"

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

Bathroom 5'7" x 7'5"

Fitted with a hand wash basin and a bath with an overhead shower. Window to the rear elevation.

WC 2'11" x 4'7"

Fitted with a low flush wc and a window to the side elevation.



Garage 7'2" x 18'8"

Accessible from the front elevation with a window to the rear and an external door to the side.

Outside

Gated frontage with steps leading down to the front door along with a paved driveway and a garage. The rear garden offers a unique space to enjoy all year round with tiered levels, a pond, lawn areas and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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