



Iron Cliff Road  
Bolsover Chesterfield

burchell  
edwards

# Iron Cliff Road Bolsover Chesterfield S44 6SB

for sale offers over  
**£160,000**



## Property Description

Situated within the popular village of Bolsover, this well-proportioned two/three-bedroom semi-detached home offers versatile accommodation ideal for a variety of buyers.

The property is entered via a porch leading into the entrance hall, with a spacious dining room positioned to the front. To the rear, the family room benefits from French doors opening onto the garden and flows through to the kitchen/diner, creating an ideal space for everyday living and entertaining. The kitchen is fitted with a range of wall and base units, integrated electric oven, induction hob, pantry storage and side access to the driveway. A ground floor WC adds convenience, while a further reception room offers flexibility as a third bedroom, study or home office.

To the first floor are two well-proportioned bedrooms, with the principal bedroom enjoying two front-facing windows and bedroom two benefiting from fitted wardrobes. The family bathroom is fitted with a bath and shower over, vanity wash hand basin and WC.

Externally, the property offers a brick paved driveway providing off-road parking for up to three vehicles. To the rear is a south-facing enclosed garden featuring lawn and patio areas, a powered shed and gated side access.

Located within easy reach of local amenities, schools and transport links, this versatile home offers flexible living accommodation in a sought-after village setting.



## Porch

Entered via a composite front door with double glazed windows to the front and side elevations. Concrete flooring.

## Entrance Hall

Laminate flooring, wall mounted radiator and access to the ground floor accommodation.

## Wc / Cloakroom

Fitted with a low-level WC and wash hand basin. Double glazed opaque window to the side elevation and wall mounted radiator.

## Family Room

Versatile reception space featuring laminate flooring, wall mounted radiator and double glazed French doors opening onto the rear garden. Open plan access through to the kitchen.

## Dining Room

Front-facing reception room with carpet flooring, double glazed window to the front elevation and wall mounted radiator.

## Kitchen / Diner

Fitted with a range of matching wall and base units with tiled flooring. Incorporating an integrated electric oven, electric induction hob with cooker hood over, inset stainless steel sink and drainer with tiled splashbacks. Features a useful pantry, double glazed opaque side window, UPVC side access door and open plan aspect to the family room.

## Study / Bedroom Three

A flexible room suitable as a ground floor bedroom, home office or study. Laminate flooring, double glazed rear window and wall mounted radiator.

## Landing

Carpeted landing with built-in storage cupboard and double glazed window to the side elevation.

## Bedroom One

Generous double bedroom featuring carpet flooring, two wall mounted radiators and two double glazed windows to the front elevation.

## Bedroom Two

Double bedroom with laminate flooring, fitted wardrobes, wall mounted radiator and double glazed window overlooking the rear garden.

## Bathroom

Appointed with a panelled bath with shower over, vanity wash hand basin and low-level WC. Tiled flooring, heated towel radiator and double glazed opaque windows to the side and rear elevations.

## Loft Space

Loft area with electrics connected. Not boarded.

## Externals

Brick paved driveway providing off-road parking for up to three vehicles. Fenced boundaries and gated side access.

South-facing rear garden comprising lawn and patio areas. Steps lead to a second patio seating area. Enclosed by fencing and benefiting from a shed with power sockets, secure side gates and an outside tap.

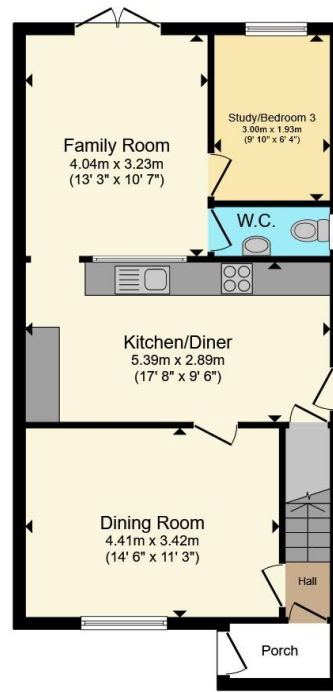
## Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

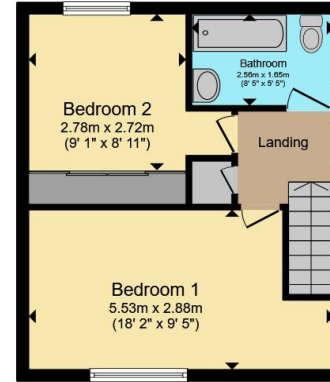








**Ground Floor**



**First Floor**

Total floor area 91.2 m<sup>2</sup> (982 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD209820](http://burchelledwards.co.uk/Property/MFD209820)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD209820 - 0005