



**Welbeck Road, Bolsover Chesterfield S44 6DF**

## welcome to

### **Welbeck Road, Bolsover Chesterfield**

A traditional mid-terraced home offering comfortable lounge, kitchen/diner and rear porch to the ground floor, together with two bedrooms and modern family bathroom to the second floor. The property also features an attic room, mature garden and outhouse.

#### **Living Room**

Double glazed exterior door opens into a welcoming living room, well lit by a tall double glazed window to the front elevation. The living room features a log burning stove, fitted carpet, radiator and door to:

#### **Inner Hall**

With carpeted stairs to the first floor and door to:

#### **Kitchen Diner**

The kitchen is fitted with a range of wall base and drawer units with shaker style cabinet doors very in keeping with the traditional feel of this home. The cabinetry is complimented by roll-edged granite effect worktops, which incorporate a stainless steel sink and drainer unit set beneath a double glazed window overlooking the garden. The kitchen offers space for range cooker with fitted extractor hood above, together with under-counter space for both washing machine and dishwasher. Space is also provided for an American-style fridge/freezer. The kitchen also features a dining area, making this an ideal choice for those with a love of entertaining. With vinyl flooring and door to:

#### **Rear Porch**

Providing space to store coats and shoes and with double glazed door to the garden

#### **First Floor Landing**

Carpeted stairs ascend to a central landing area with stairs to the second floor and doors to:

#### **Bedroom One**

A comfortable double bedroom with fitted carpet, radiator and double glazed window to the front elevation.

#### **Bedroom Two**

A generous single room, which could be utilised as a home office or dressing room if required. With fitted carpet, radiator and double glazed window to the rear.

#### **Bathroom**

The bathroom is fitted with a traditional roll top tub with shower attachment, vanity hand-wash basin and low level WC. The bathroom benefits from waterproof panelled walls, vinyl flooring, chrome heated towel rail and frosted double glazed window to the rear,

#### **Attic Room**

Carpeted stairs ascend to a generous attic room with stunning feature exposed brickwork. This space is used predominantly for storage but could be utilised as a home office or games room. With skylight.





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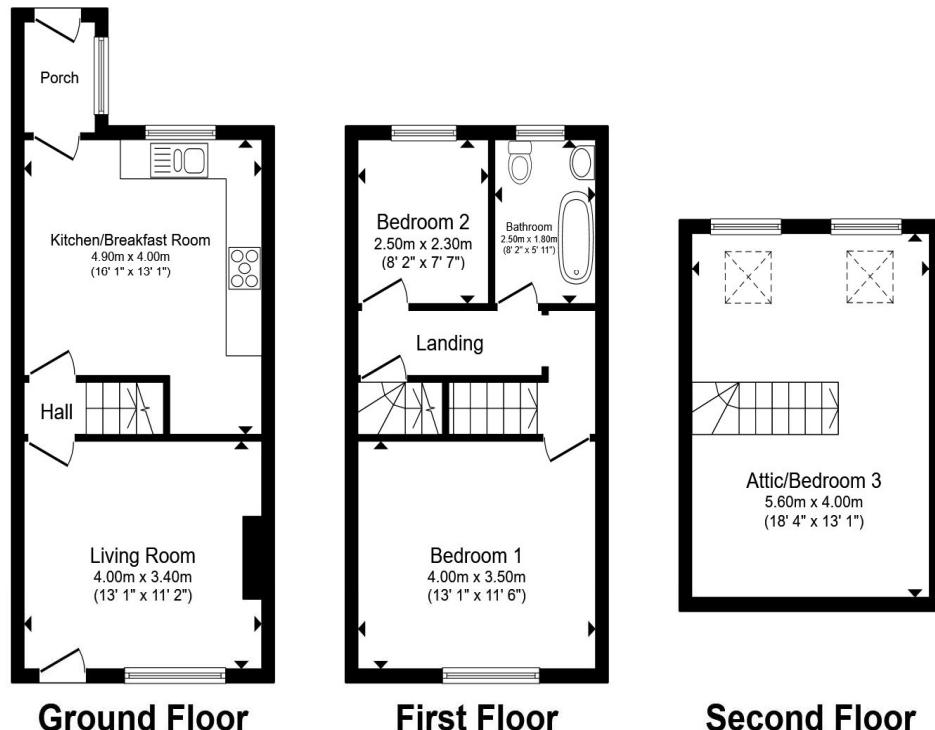
## Welbeck Road, Bolsover Chesterfield

- Council Tax Band A
- Accommodation over Three Floors
- Comfortable Lounge
- Kitchen/Diner
- Mature Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£140,000**



Ground Floor

First Floor

Second Floor

Total floor area 89.6 m<sup>2</sup> (964 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)

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Property Ref:  
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