



**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.





***view this property online*** [williamhbrown.co.uk/Property/CSF104992](http://williamhbrown.co.uk/Property/CSF104992)



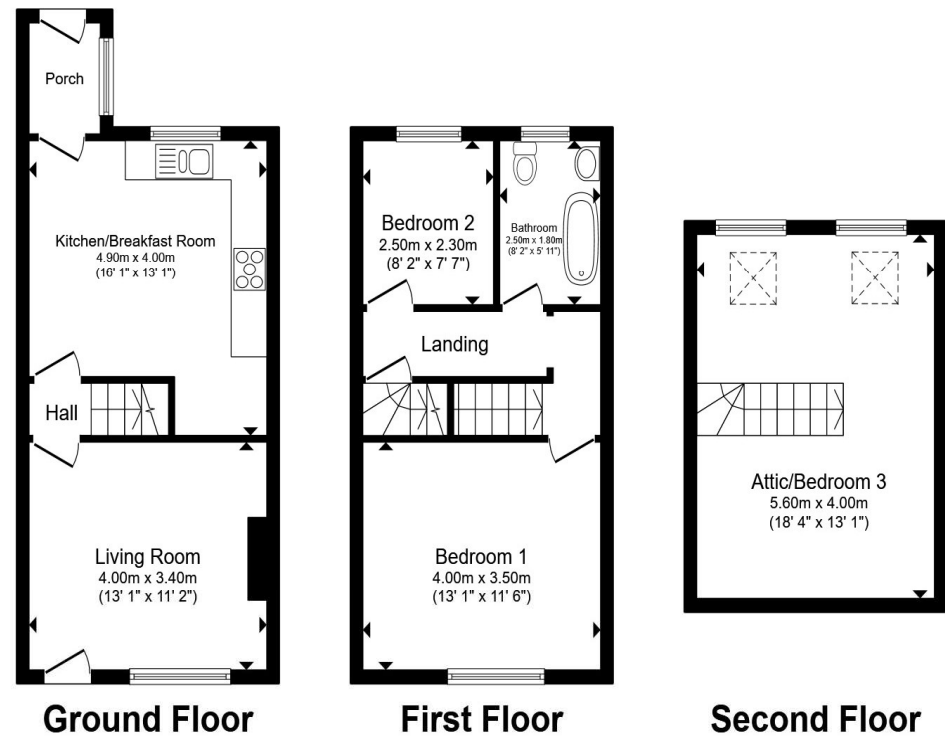
**welcome to**

## **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**



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)

  
william  
h brown

**view this property online** [williamhbrown.co.uk/Property/CSF104992](http://williamhbrown.co.uk/Property/CSF104992)



Property Ref:  
CSF104992 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)