



## 19 Welbeck Road, Bolsover

£135,000 Freehold

Modern two-bedroom end-terrace with spacious lounge, stylish kitchen/diner, sleek bathroom, gas heating, UPVC windows, garage and fresh decor. Ideal for first-time buyers or investors.

Council Tax band: A | Tenure: Freehold | EPC: D



Step into this beautifully presented two-bedroom end-terrace house, thoughtfully updated to offer comfortable modern living. The welcoming entrance leads to a spacious lounge, complemented by fresh decor and new carpets that create a bright and inviting atmosphere throughout. The heart of the home is the stylish kitchen/diner, featuring contemporary units and ample space for entertaining or family meals. Upstairs, you will find two well-proportioned bedrooms, each benefitting from plenty of natural light and a tranquil ambience, making them ideal for restful nights or productive days working from home. The sleek, tiled bathroom is fitted with a P-shaped bath, perfect for relaxing after a long day. Practical features include gas central heating for year-round comfort and UPVC windows for energy efficiency and low maintenance. A garage to the rear provides secure parking or valuable additional storage. With its fresh interior, modern upgrades and practical layout, this delightful property is ready for you to move in and make your own. Ideal for first-time buyers, downsizers or investors, this home offers an excellent opportunity to enjoy stylish, low-maintenance living. Arrange your viewing today to fully appreciate all that this charming house has to offer.







### **Lounge**

With a front aspect uPVC window, newly fitted carpet, a central heating radiator and fresh decoration.

### **Kitchen / Diner**

A modern fitted kitchen with space for dining and a handy porch to the rear.

### **Bedroom One**

With a uPVC window to the front aspect, a fitted carpet, uPVC window and central heating radiator.

### **Bedroom Two**

With a rear facing uPVC window, fitted carpet, central heating radiator and fresh decoration.

### **Bathroom**

A modern fully tiled bathroom with 'P' shaped bath and mixer shower head from the taps, a pedestal wash basin and low flush WC.

### **Outside**

There is a garage to the rear and an enclosed rear garden with two outbuildings and some artificial grass.

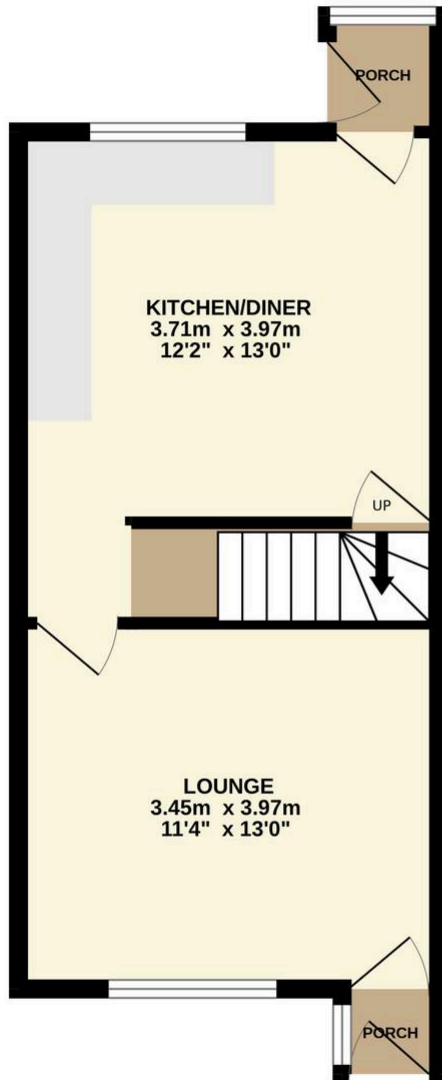




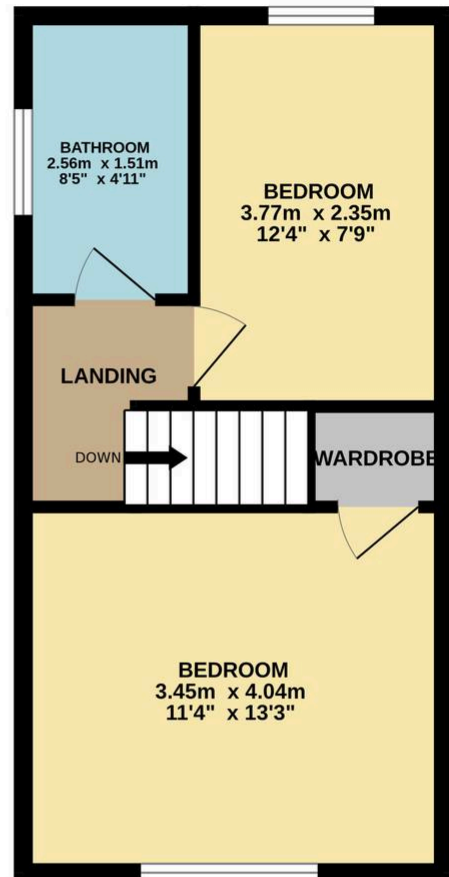




GROUND FLOOR  
34.1 sq.m. (368 sq.ft.) approx.



1ST FLOOR  
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA : 66.4 sq.m. (715 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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