



## 29 Sutton Hall Road, Bolsover, Chesterfield, S44 6JJ

Auction Guide £99,000

- Being sold via 'Secure Sale'
- Off street parking
- Low maintenance rear garden
- Immediate 'exchange of contracts' available
- Bay windowed lounge
- Bolsover is within easy reach and Chesterfield, Mansfield and the M1
- 2 double bedrooms
- Kitchen with shaker style units leading to dining room

# 29 Sutton Hall Road, Chesterfield S44 6JJ



Council Tax Band: A



## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and

the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change

Being sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £99,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Offered with No Upward Chain – Two Double Bedroom Home with Off-Street Parking

Situated in the popular Bolsover, this well-presented two double bedroom property is offered for sale with no upward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

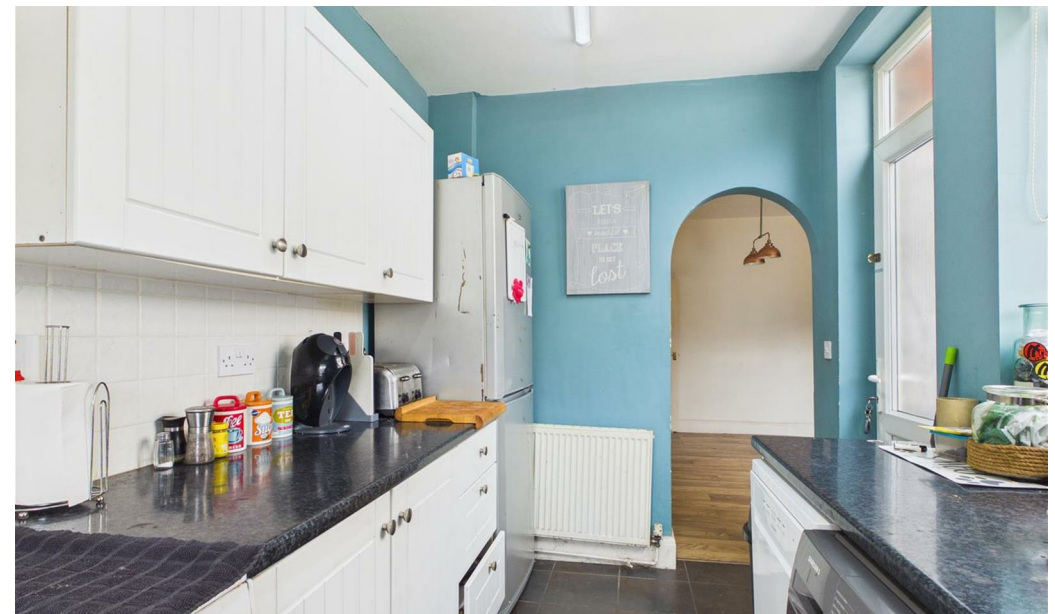
The accommodation comprises a welcoming lounge featuring a bay window to the front elevation, allowing plenty of natural light to flow through the room. To the rear is a separate dining room, providing an excellent space for entertaining, with access through to the fitted kitchen.

To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property benefits from off-street parking.

Bolsover is a sought-after residential location offering a semi-rural setting whilst remaining conveniently positioned for access to Bolsover town centre and Chesterfield. The area is well served by local amenities, schools, and countryside walks, including the nearby Carr Vale Nature Reserve. Excellent transport links provide easy access to the A617 and M1 motorway network, making it ideal for commuters travelling to Sheffield, Nottingham, and surrounding areas.

Tenure: Freehold  
Council Tax Band: A







Approximate total area<sup>m</sup>  
 795 ft<sup>2</sup>  
 73.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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