70 Bentinck Road,
Shuttlewood, S44 6RQ

£129,950

WILKINS VARDY

£129,950

THREE STOREY MID TERRACE HOUSE - SEMI RURAL LOCATION - GENEROUS PLOT - NO CHAIN

Offered for sale with no upward chain, this well proportioned mid terraced house offers 943 sq,ft, of spacious and versatile accommodation, arranged over three floors. The property offers two good sized reception rooms, a modern galley style kitchen, ground floor bathroom and three good sized double bedrooms.

A particular feature is the long, south facing rear garden, offering excellent outdoor space and plenty of potential for gardening, entertaining and relaxation.

Located in a semi rural location, the property is well placed for accessing the various amenities in Clowne, Bolsover and Staveley, whilst also having good access routes into Chesterfield, Barlborough and towards the M1 Motorway.

- THREE STOREY MID TERRACE HOUSE IN SEMI RURAL LOCATION
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN GALLEY KITCHEN WITH INTEGRATED COOKING APPLIANCES
- GROUND FLOOR BATHROOM
- THREE GOOD SIZED DOUBLE BEDROOMS
- ENCLOSED SOUTH FACING REAR GARDEN
- NO UPWARD CHAIN
- EPC RATING: E

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 87.6 sq.m./943 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A uPVC double glazed door opens into a ...

uPVC Double Glazed Entrance Porch

Having a door opening into the ...

Living Room

11'11 x 11'11 (3.63m x 3.63m)
A good sized front facing reception room having an ornamental fireplace and a fitted base unit to the alcove.
An open archway leads through into the ...

Dining Room

12'11 x 11'11 (3.94m x 3.63m)
A second good sized reception room, being rear facing and having a door which opens to the staircase which rises to the first floor accommodation.

Galley Kitchen

11'4" x 6'2" (3.45m x 1.88m)
Being part tiled and fitted with a range of modern grey hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor canopy over.
Space and plumbing is provided for a washing machine and there is space for a tumble dryer and a fridge/freezer.
Vinyl flooring.

Rear Entrance Hall

Having a built-in storage cupboard. A uPVC double glazed door gives access onto the rear of the property.

Bathroom

6'2" x 5'11" (1.88m x 1.80m)
Being part tiled and fitted with a modern white 3-piece suite comprising a freestanding claw foot roll top bath with bath/shower mixer tap, semi recessed circular hand wash basin with vanity unit below, and a concealed cistern WC.
Vinyl flooring and downlighting.

On the First Floor

Landing

With staircase rising up to the second floor accommodation.

Bedroom One

12'11 x 11'11 (3.94m x 3.63m)
A good sized rear facing double bedroom having a built-in 2-door floor to ceiling storage cupboard.

Bedroom Two

11'11 x 11'11 (3.63m x 3.63m)
A good sized front facing double bedroom.

On the Second Floor

Bedroom Three

13'0 x 11'11 (3.96m x 3.63m)
A good sized front facing double bedroom.

Outside

A pedestrianised footpath leads up to the front of the property where there is a small forecourt garden and steps leading up to the front entrance door.

To the rear of the property there is an enclosed south facing rear garden comprising of a paved patio and a lawn with paved pathway.

TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) 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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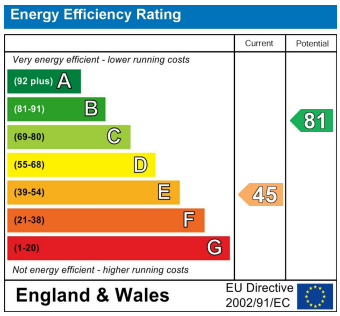

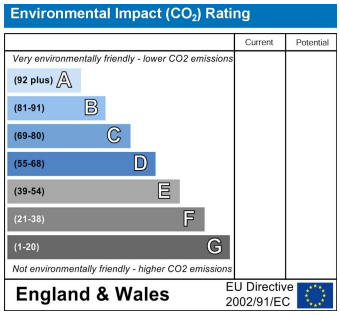

VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

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