



Spencer Street, Bolsover CHESTERFIELD S44 6JG

welcome to

Spencer Street, Bolsover CHESTERFIELD

A charming three-story home offering a welcoming living room, a central dining space and a practical rear kitchen, with two well proportioned first floor bedrooms and a bathroom. A spacious top floor attic room adds valuable versatility, creating an ideal extra bedroom, studio or retreat.

Living Room

A welcoming front room with comfortable, balanced layout that easily accommodates seating while still feeling open. Natural light enhances the sense of space, making it an inviting place to relax or entertain.

Dining Room

Positioned at the centre of the home, this room feels sociable and well proportioned, with a square layout that makes furniture placement effortless. It links smoothly to both the living room and the kitchen, giving it a natural role as the hub of daily life.

Kitchen

A compact yet efficient space at the rear of the property, arranged to keep everything within easy reach. Its connection to the dining room makes it practical for everyday cooking while still feeling part of the home's social flow, finished off with a back door to lead to the rear garden.

Landing

On the first floor the landing provides access to all rooms and access to the second floor.

Bedroom 1

A calm and comfortable main bedroom, offering flexibility for a full bedroom setup without feeling crowded. The proportions create a restful atmosphere ideal for unwinding.

Bedroom 2

A well balanced second bedroom that works beautifully as a guest room, child's room or home office. Its layout allows for multiple uses without compromising comfort.

Bathroom

Centrally positioned to serve both bedrooms, the bathroom offers a practical and straightforward layout that keeps everything close at hand, with ample storage space, and a three-piece bathroom layout.

Attic Room

A surprisingly spacious converted attic that stretches the full depth of the house, offering excellent versatility. Its generous proportions make it suitable as a main bedroom, studio, hobby room or additional living space, with the added benefit of privacy away from the main floors.

Rear Garden

The rear garden finishes the property off nicely, with ample space for outdoor seating, hosting and general outdoor living.





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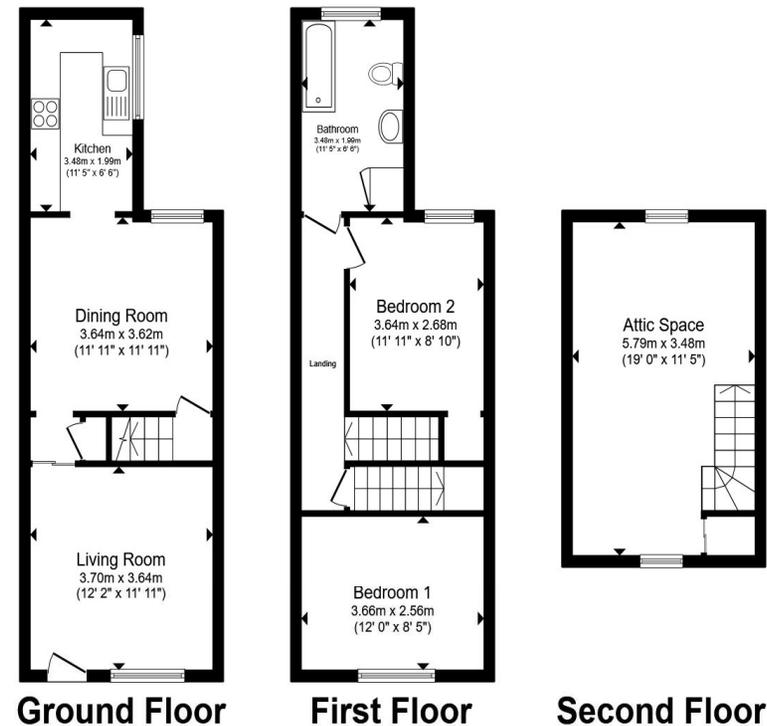
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- Council Tax Band - A
- Two Bedroom Mid-Terrace
- Rear Garden
- Converted Attic Space
- On-Street Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£130,000



Total floor area 96.3 m² (1,037 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



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Property Ref:
CSF105105 - 0002

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