



**153 Shuttlewood Road, Bolsover, Chesterfield, S44 6NX**

- FAMILY PROJECT TO MAKE YOUR OWN
- PLUS ANNEX AT REAR

- THREE BEDROOMS
- COUNTRYSIDE VIEWS TO FRONT

**Offers In The Region Of £225,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# A FAMILY PROJECT TO MAKE YOUR OWN WITH FIELD VIEWS TO THE FRONT ELEVATION.

The property can be set up to suit each family needs  
with annex at the rear of the property.

Ideally situated for Bolsover Secondary School, easy  
access to M1 & close to all local amenities including  
shops, pharmacy, hairdressers, restaurants & more in  
Bolsover Village plus the famous Bolsover Castle.

The property comprises: kitchen, inner hall, two ground  
floor bedrooms, downstairs bathroom, bay windowed  
lounge, large conservatory & stairs rising to the first  
floor.

The first floor has an bedroom with ensuite & large  
storage room.

The annex would suit independent living with kitchen,  
lounge & bedroom area with shower room.

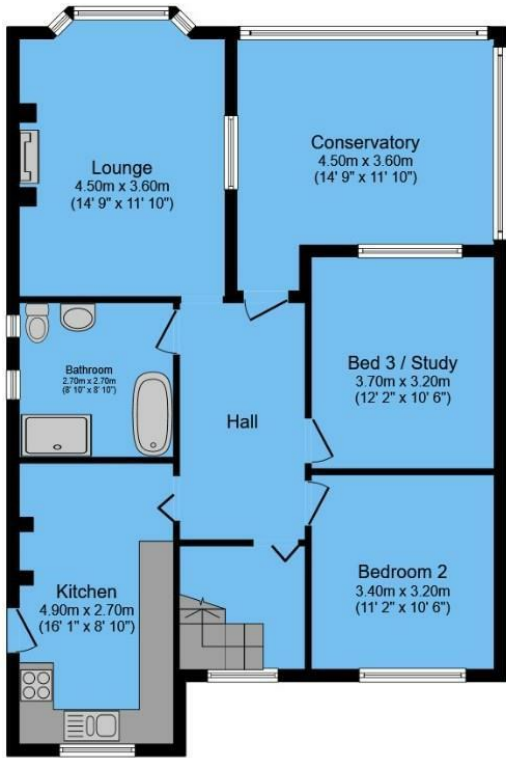
Outside there is ample off street driveway parking to  
the front and side of the property and to the rear is a  
low maintenance tiered garden.

VIEWINGS BY APOINTMENT ONLY - CALL HUNTERS  
TO BOOK YOURS NOW.

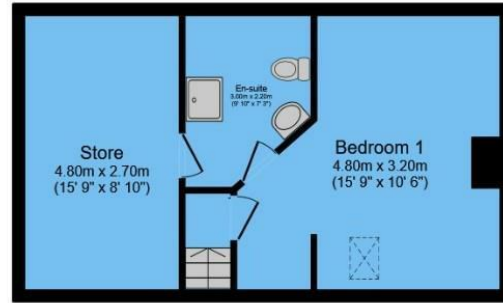
COUNCIL TAX BAND C | FREEHOLD







**Ground Floor**



**First Floor**



**Annex**

Total floor area 160.5 m<sup>2</sup> (1,727 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).

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## Viewing


Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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