







22 New Street

Bolsover • Chesterfield • S44 6NH

£105,000

Welcome to this well-presented and modernised two-bedroom mid-terraced home with an additional attic room, offered to the market with no onward chain and situated in the popular town of Bolsover. The property enjoys a convenient location close to a wide range of everyday amenities, including shops, cafés, pubs, and local services, while excellent transport links provide easy access to the M1 motorway and major road networks. Bolsover Castle is also nearby, offering beautiful grounds, scenic walks, and impressive views. This attractive home is ideally suited to first-time buyers, couples, or those seeking a property ready to move straight into. The accommodation is entered via the living room, a well-proportioned front-facing reception room benefitting from useful built-in storage and providing a comfortable space for relaxation. To the rear of the property is the kitchen diner, offering ample space for a family dining table and creating a practical and sociable living environment. The room benefits from additional storage cupboards, access to the staircase, and further useful storage. The kitchen is fitted with a modern range of units, incorporating integrated appliances alongside space for freestanding appliances, and benefits from an external door leading directly to the rear garden. Also accessed from the kitchen is the family bathroom, which has been modernised and is fitted with a stylish tiled three-piece suite comprising a bath with overhead shower, wash basin, and WC. To the first floor are two bedrooms. The principal bedroom is a spacious front-facing double room benefitting from fitted storage. Bedroom two overlooks the rear garden and is another well-proportioned bedroom. From here, a staircase rises to the second floor. Occupying the second floor is a spacious occasional room overlooking the rear aspect. This flexible space is ideal as a home office, study, hobby room, or occasional guest accommodation. Externally, the property benefits from an enclosed, low-maintenance rear garden. A patio seating area extends directly from the property, providing an excellent space for outdoor dining and entertaining, before leading to a lawned section designed for ease of upkeep. A useful storage outbuilding is positioned at the rear of the garden. To the front of the property, on-street parking is available.



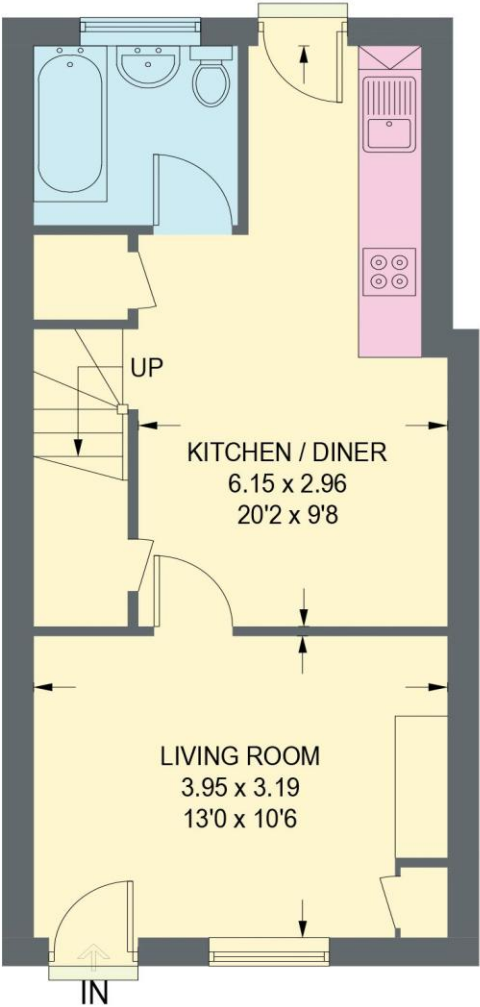


- Offered with No Upward Chain
- Two Bedroom Mid Terraced House & Attic Room
- Well Proportioned Front Facing Living Room
- Modern Kitchen & Dining Area
- Ground Floor Tiled Three Piece Suite Bathroom
- Two Good Sized Bedrooms
- Additional Occasional Attic Room
- Enclosed Low Maintenance Rear Garden
- On Street Parking
- Council Tax Band A

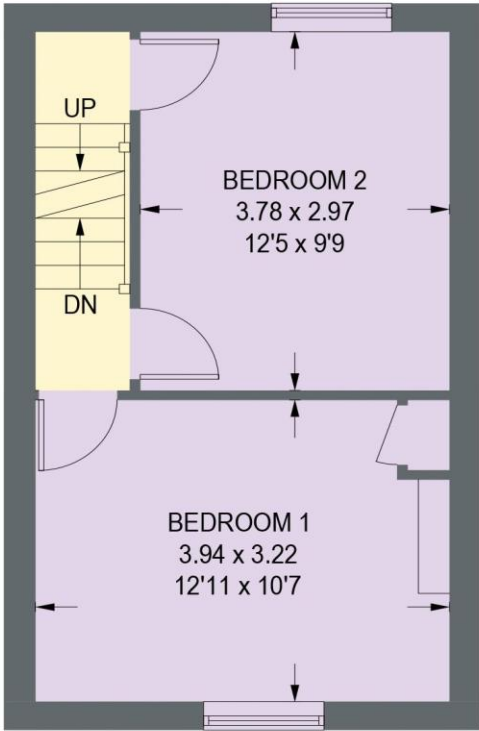


22 NEW STREET

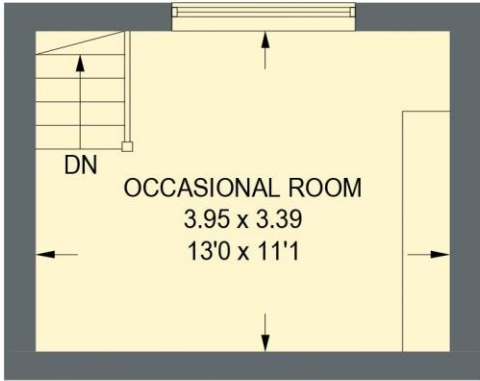
APPROXIMATE GROSS INTERNAL AREA = 77.1 SQ M / 829.4 SQ FT



GROUND FLOOR
35.8 SQ M / 385.6 SQ FT



FIRST FLOOR
27.9 SQ M / 299.9 SQ FT



SECOND FLOOR
13.4 SQ M / 143.9 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1331233)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

