



Offers Over £170,000 Freehold

18 IRON CLIFF ROAD | BOLSOVER | CHESTERFIELD | S44 6SB

BuckleyBrown
ESTATE AGENTS

MODERN & SPACIOUS. Situated on the popular Iron Cliff Road in Bolsover, Chesterfield, this attractive semi-detached home offers a superb blend of modern living, comfort, and convenience. Ideally suited to families and professionals alike, the property benefits from easy access to local amenities, well-regarded schools, and picturesque countryside walks. Bolsover's rich history and welcoming community further enhance the appeal of this desirable location.

On entering the property, you are welcomed into a spacious and inviting reception room, providing the perfect setting for both everyday living and entertaining. The ground floor continues with a stylish open-plan kitchen and dining area, thoughtfully designed to be both practical and sociable. Bi-folding doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living and making this space ideal for hosting family and friends. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three generously proportioned bedrooms, each enjoying plenty of natural light and offering comfortable, versatile living space. A modern three-piece family bathroom is accessed from the landing and serves all bedrooms.

Externally, the property benefits from a pleasant rear garden, providing an excellent space for outdoor relaxation, children's play, or summer entertaining. The semi-detached position offers a good degree of privacy while remaining part of a friendly and established neighbourhood.

Early viewing is highly recommended, call now to make it your own.





Hall

Giving access into;

Living Room 14'7" x 11'2"

Carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation.

Dining Room 14'7" x 9'7"

Versatile space open plan to the kitchen offering ample room for your desired appliances.

Kitchen 15'7" x 8'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and splashback tiles. Additional space and plumbing for other integrated appliances along with a central island. Complemented by

bi-folding doors opening to the rear elevation.

WC 2'11" x 8'9"

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

Landing

Window to the side and leading access into;

Bedroom One 10'0" x 11'7"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 10'9" x 9'5"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 6'7" x 9'5"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 7'3" x 8'3"

Neutral three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Dual aspect windows to the side and rear.

Outside

Low maintenance frontage with a paved driveway and steps leading up to the front door. To the rear you will find a patio seating area, raised lawn and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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.

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

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