



£120,000 Freehold

78 SUTTON HALL ROAD | BOLSOVER | CHESTERFIELD | S44 6JL

BuckleyBrown
ESTATE AGENTS

COME ON OVER... Situated in the heart of Bolsover, this delightful mid terrace house on Sutton Hall Road offers a perfect blend of cosy home comforts and convenience. The house is sat close to local amenities, schools and transport links, making it a perfect house for your next home!

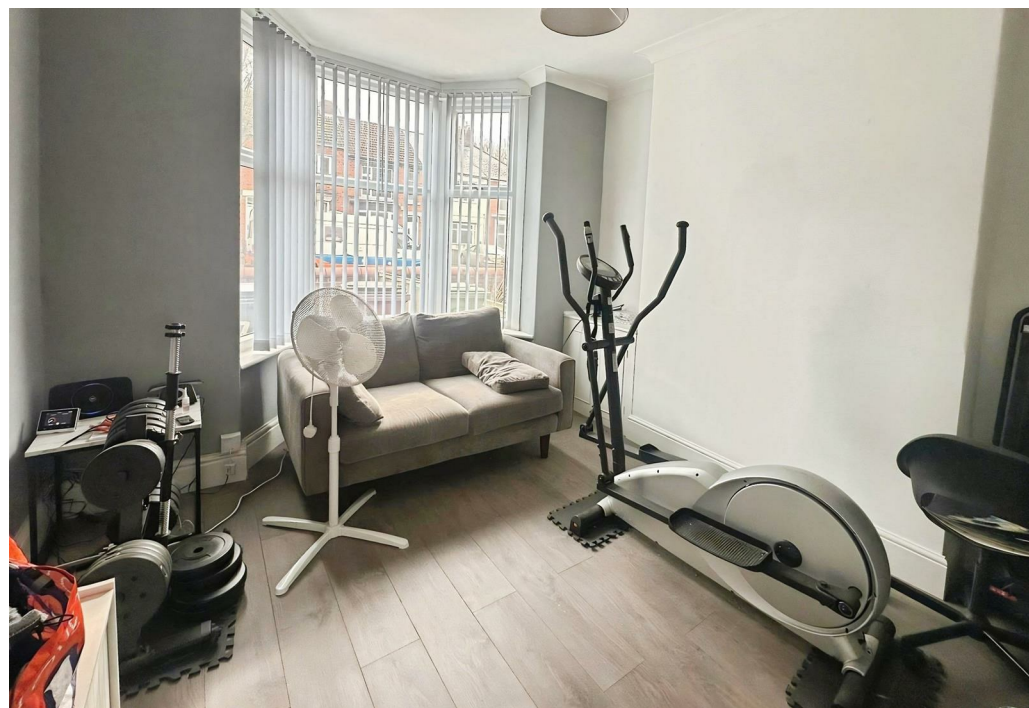
Upon entering, you are greeted by the entrance hallway, leading into the first reception room initially, a versatile space, that can be created into the best setting to suit your families needs. Through into the second reception room, currently used as a living room, creating a cosy space to enjoy relaxing in with family. These versatile areas can be tailored to suit your lifestyle, whether you envision a warm living room for family gatherings or a stylish dining space for hosting friends. To the rear of the home, is the modern kitchen, complete with ample cabinetry, perfect for all your storage needs.

Heading upstairs, you will find two well proportioned bedrooms, both with ample space and opportunity to make your own. The family bathroom completes this floor.

Outside the rear garden offers low maintenance with paved and pebbled areas, currently being used as off street parking. The front offers further ease with a low maintenance garden.

This house is not just a property, it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in the Bolsover area. Do not miss the chance to make this charming house yours.

Call today to view!





Entrance Hallway

Allowing access into:

Reception Room

Central heating radiator and window to the front elevation.

Reception Room

Central heating radiator and window to the rear elevation.

Kitchen

Complete with ample matching cabinetry and complimentary worktop over. Inset sink and drainer, oven with hob and hood over. Window to the rear elevation.

Bedroom One

Carpeted flooring, central heating radiator and windows.

Bedroom Two

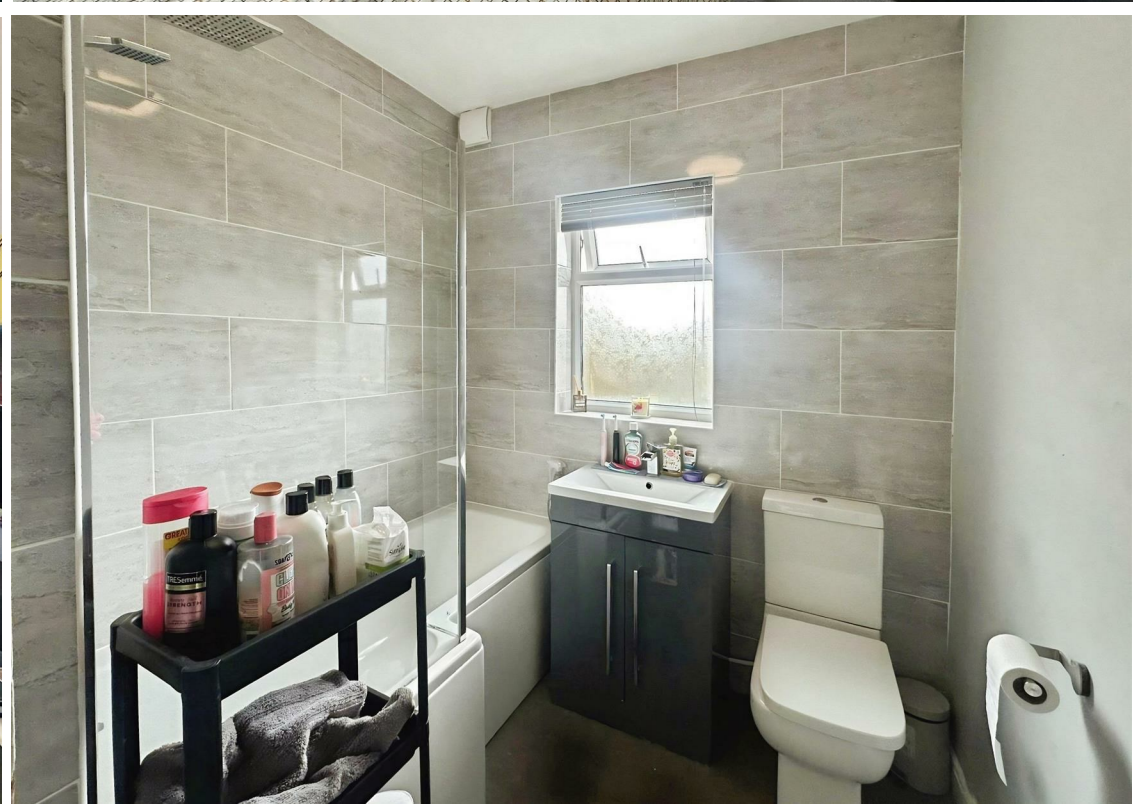
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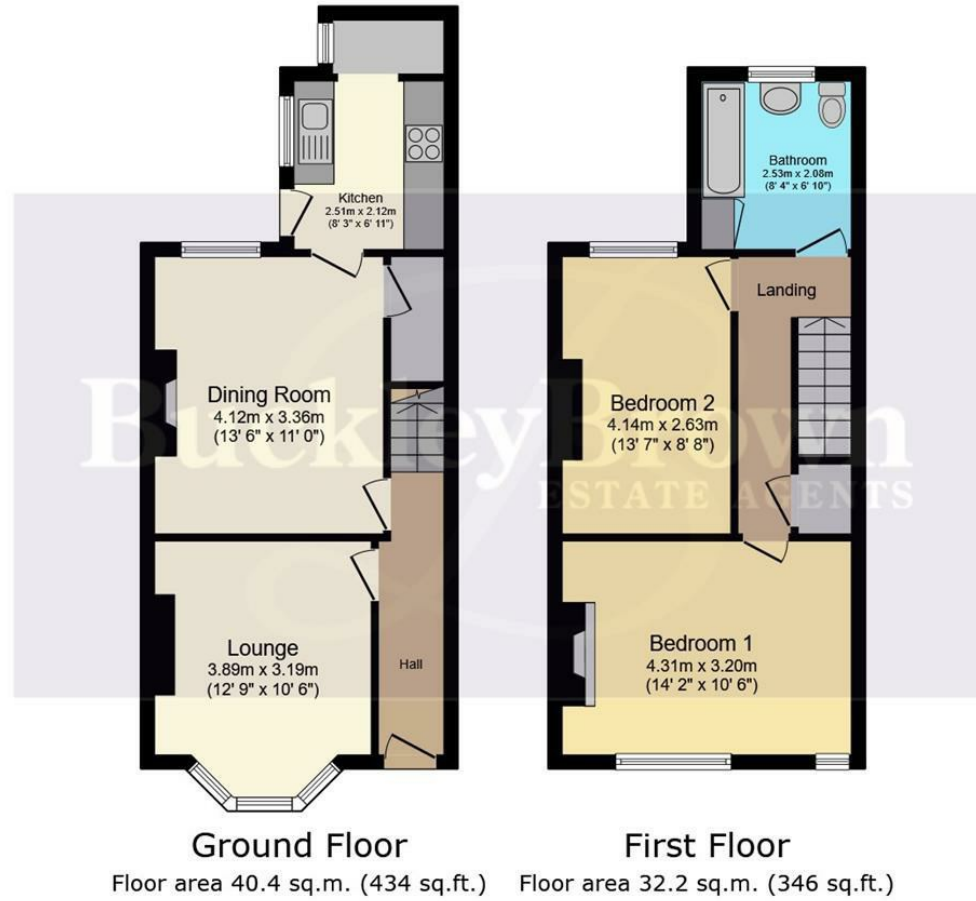
Bathroom

Low flush WC. hand wash basin with vanity unit, bath with overhead shower and frosted window.

Outside

Low maintenance rear garden with paved and pebbled areas, currently being used for off street parking. The front offers further low maintenance.





Total floor area: 72.6 sq.m. (781 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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