



Guide Price £120,000 Freehold

53 SUTTON HALL ROAD | BOLSOVER | CHESTERFIELD | S44 6JJ

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £120,000 - £130,000 ***

BLANK CANVAS READY FOR YOU TO MOVE INTO.... Positioned on the highly desirable Sutton Hall Road in Bolsover, this charming two-bedroom mid-terrace home offers an exceptional blend of modern living and traditional character. Perfectly located within easy reach of Chesterfield's amenities, reputable schools, and excellent transport links, it presents an ideal opportunity for first-time buyers, families, or professionals seeking a move-in-ready property with potential.

The ground floor features two spacious reception rooms, providing versatile living and dining areas that are perfect for relaxing, entertaining, or enjoying family time. The interior has been thoughtfully modernised with contemporary finishes throughout, offering a stylish yet practical home ready to move straight into. The well-appointed kitchen is designed with functionality in mind, creating an enjoyable space for cooking, along with a utility off from here for added convenience.

Upstairs, two generous bedrooms provide peaceful, light-filled retreats. Both rooms offer ample space and flexibility, making them easy to personalise to your own taste and style. Just off the landing is a neutral three piece family bathroom.

Externally, the property benefits from a charming enclosed rear garden, providing a private outdoor space ideal for relaxing, gardening, or entertaining during the warmer months.

Combining character, comfort, and potential, this delightful mid-terrace house is a true blank canvas, ready for its next owner to make it their own. Don't miss the chance to secure this modernised gem in the heart of Bolsover.

Call today to view!





Hall

With leading access into;

Living Room 10'10" x 10'4"

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

Dining Room 10'10" x 13'11"

Versatile dining space with laminate flooring, central heating radiator, brick feature fireplace and french doors opening onto the rear garden.

Kitchen 6'10" x 10'7"

Modern kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and access to a handy utility. Windows fitted to the side elevation.

Utility

Ample storage space offering fitted shelving, plumbing for a washing machine/tumble dryer along with a velux window and an external door to the side.

Landing

Fitted storage cupboard and leading access into;

Bedroom One 14'3" x 10'4"

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

Bedroom Two 8'5" x 14'1"

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

Bathroom 7'0" x 8'2"

Three piece suite comprising of a hand

wash basin, low flush wc and a bath with an overhead shower for added convenience. Window fitted to the rear elevation.

Outside

The front of the property offers a private driveway with fencing running either side for added privacy. The rear garden hosts a small planting area alongside a wonderful patio seating area.





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		67	79
(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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