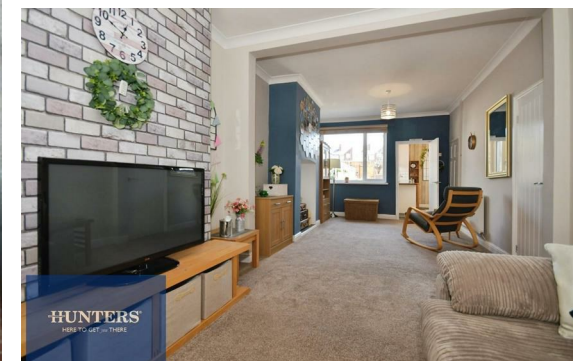




17 Sutton Hall Road, Bolsover, Chesterfield, S44 6JJ

- ****GUIDE PRICE £130,000 TO £135,000****
 - MID TERRACED PROPERTY
 - GREAT FIRST TIME BUYER HOME
- TWO/THREE BEDROOMS
 - OFFERED WITH NO ONWARD CHAIN
 - REAR OFF STREET PARKING AVAILABLE

Guide Price £130,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE £130,000 TO £135,000

OFFERED WITH NO CHAIN - TWO/THREE BEDROOM MID TERRACED PROPERTY - GREAT FIRST TIME BUYER HOME!

Ideally situated for Bolsover Secondary School, easy access to M1 & close to all local amenities including two supermarkets, independent shops, pharmacy, two doctors surgeries, hairdressers, restaurants & more in Bolsover Market Town plus the famous Bolsover Castle. This property is also within walking distance from the primary school as well as children's play park. There are close by walking and cycling routes, fishing pond, the Stockley trail and Peter Fidler nature reserve.

The ground floor features a welcoming entrance hall leading into a spacious open-plan lounge/diner, complete with a bay window that fills the room with natural light. To the rear, the well-appointed kitchen provides access to the enclosed rear garden.

Upstairs, the property offers flexible accommodation. Originally designed as a two-bedroom home, the front bedroom has been thoughtfully divided to create a third bedroom, making it ideal for growing families, a home office, or nursery. The layout can easily be returned to its original configuration if preferred. The first floor also includes a family bathroom fitted with a bath and overhead shower.

Externally, the property benefits from a low-maintenance pebbled front garden. To the rear is a useful brick-built storage shed and a paved garden, offering versatile outdoor space that can be used as a patio or as off-street parking via rear access. Additional on-street parking is also available.

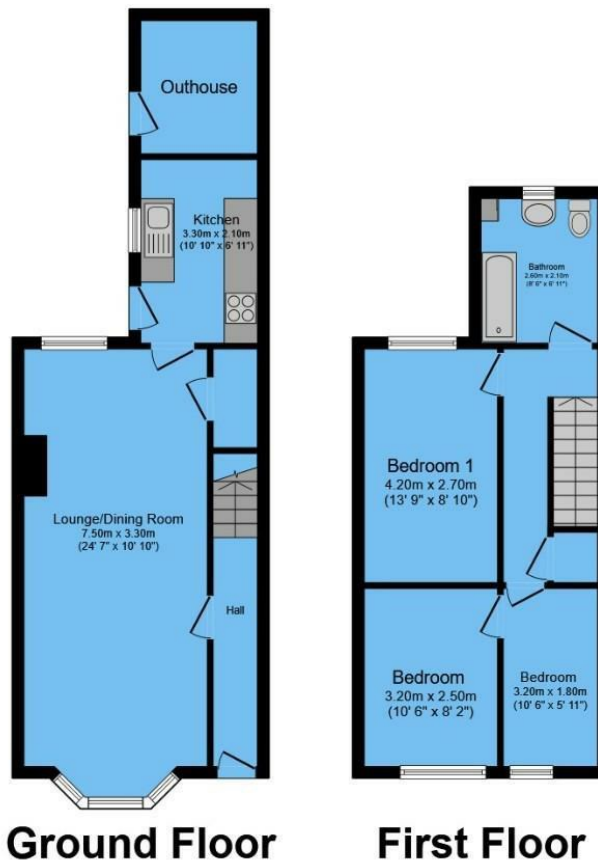
This versatile home is an excellent opportunity for first-time buyers, families, or investors seeking a property in a convenient and well-connected location.

Contact Hunters to book your viewing today!

FREEHOLD - COUNCIL TAX BAND A







Total floor area 76.9 sq.m. (828 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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