



19 Ridgedale Road,
Bolsover S44 6TX

OFFERS IN THE REGION OF

£149,950



WILKINS VARDY

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TWO BED BUNGALOW WITH PARKING AND LOW MAINTENANCE PLOT

This delightful two bedroomed semi detached bungalow offers well ordered accommodation, including a good sized kitchen, relatively modern bathroom and master bedroom with fitted wardrobes. With off street parking and a low maintenance plot including a south west facing enclosed rear garden, this is an ideal retirement property.

The bungalow is situated in this popular residential area, just on the outskirts of Bolsover and therefore well placed for accessing the various amenities and Bolsover Castle. The property is also well placed for transport links into Chesterfield Town Centre.

- Semi Detached Bungalow
- NO CHAIN
- Good Sized Living/Dining Room
- Fitted Kitchen
- Two Good Sized Bedrooms
- Bathroom/WC
- Ample Off Street Parking
- Low Maintenance Gardens
- EPC Rating: D
- PROPERTY VIDEO AVAILABLE

General

Gas central heating (Vaillant Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 49.5 sq.m./533 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - The Bolsover School

uPVC double glazed French doors open into an ...

Entrance Hall

Fitted with vinyl and laminate flooring and having a built-in storage cupboard. An opening leads through into the ...

Kitchen

8'8 x 8'6 (2.64m x 2.59m)
Being fully tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an eye level electric oven and 4-ring hob with concealed extractor over.
Space and plumbing is provided for an automatic washing machine, and there is space for an under counter fridge and freezer.
Built-in cupboard housing the gas boiler.
Downlighting.

Living/Dining Room

16'5 x 10'8 (5.00m x 3.25m)
A good sized front facing reception room having a feature fireplace with wood surround and marble hearth.

Bedroom One

11'4 x 10'8 (3.45m x 3.25m)
A rear facing double bedroom, fitted with vinyl flooring and having a range of fitted wardrobes and over head storage.

Bedroom Two

8'9 x 7'11 (2.67m x 2.41m)
A rear facing good sized single bedroom having uPVC double glazed French doors overlooking and opening onto the rear garden.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, semi inset wash hand basin with vanity unit below and concealed cistern WC.
Vinyl flooring.

Outside

To the front of the property there is a low maintenance decorative pebble garden with circular paved patio. Adjacent, there is a block paved drive

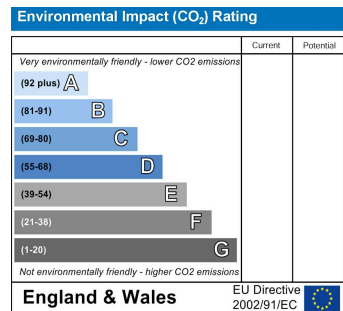
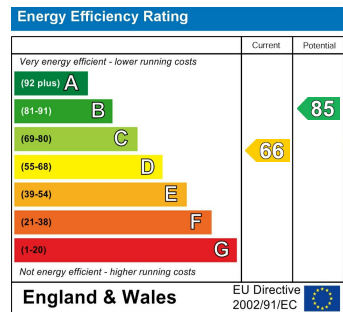
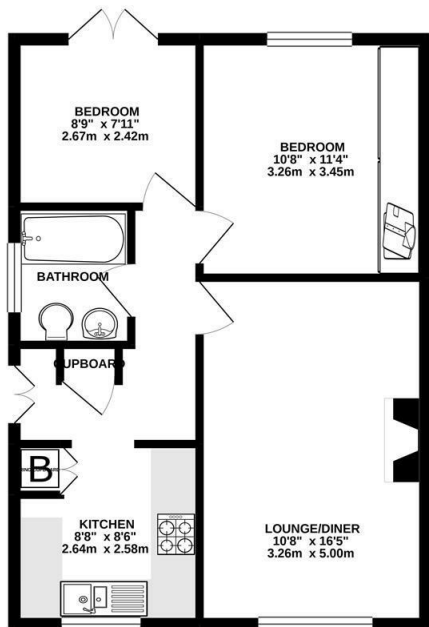
providing ample off street parking, leading to a Car Port which has a door giving access to the rear garden.

The enclosed rear garden comprises of a paved patio surrounded by decorative gravel. There is also a hardstanding area for a garden shed.



GROUND FLOOR

533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 3/2021



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

BOLSOVER | 14 Town End, Bolsover S44 6DT | **01246 241 806**

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | **01246 863 084**

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