



10 Moorfield Avenue,
Bolsover, S44 6EJ

£135,000

W
WILKINS VARDY

£135,000

CHARACTERFUL SEMI IN POPULAR RESIDENTIAL AREA

This two bedroomed semi detached house offers 835 sq.ft. of well appointed accommodation, which includes two reception rooms, a ground floor WC and conservatory overlooking an enclosed south facing rear garden. Requiring some cosmetic improvement, this property offers scope to create a fantastic first home or investment property.

Sitting back from the main road and offering scope to create off street parking (subject to consents and approvals), this property is well placed for accessing the various amenities in Bolsover and is located close to transport links into Chesterfield and Mansfield.

- Character Semi Detached House
- Two Reception Rooms
- Kitchen & Cloaks/WC
- Two Bedrooms
- Shower Room/WC
- NO CHAIN
- Enclosed South Facing Rear Garden
- uPVC Double Glazed Conservatory
- EPC Rating: D
- Popular Location

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unti double glazed windows and doors
Gross internal floor area - 77.6 sq.m./835 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A uPVC double glazed front entrance door opens into an ...

Entrance Porch

Having an internal door opening to the ...

Entrance Hall

Having a built-in under stair store cupboard and staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a low flush WC.

Living Room

A good sized front facing reception room having a feature fireplace with painted fire surround and inset electric fire.

Dining Room

A second good sized rear facing reception room. An opening leads through into the ...

Kitchen

Being fully tiled and fitted with a range of medium oak wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer and a slot-in cooker with fitted extractor over.
A uPVC double glazed door opens into the ...

uPVC Double Glazed Conservatory

Fitted with laminate flooring and having a side door opening onto the rear patio.

On the First Floor

Landing

With loft access hatch.

Bedroom One

A good sized rear facing double bedroom.

Bedroom Two

A rear facing good sized single/small double bedroom.

Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising of a double shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas combi boiler.

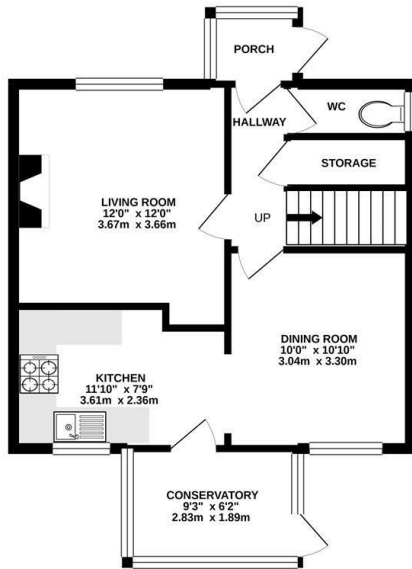
Outside

To the front of the property there is a low maintenance plum slate garden with shrubs, split by a central concrete path leading up to the front entrance door. On street parking is available in the area.

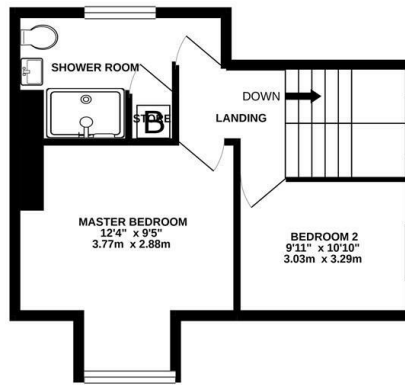
A side path gives access to the enclosed, south facing rear garden which comprises of a paved patio and lawn with decorative plum slate borders. There is also a garden shed.



GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.





1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		56
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

RICS



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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 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 Consultant.



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

wilkins-varDY.co.uk