



174 Selwyn Street,  
Bolsover, S44 6LT

£219,950

W  
WILKINS VARDY

# £219,950

A PROPERTY WITH HUGE POTENTIAL ON A 0.2 ACRE PLOT BACKING ONTO OPEN COUNTRYSIDE

This unique property has been extended to provide a generous and versatile footprint, together with plenty of parking and storage for cars and caravans and boasting a fantastic 0.2 acre plot with a generous south facing garden backing onto allotments and open countryside.

The most recent extension comprising carport and three reception areas has been substantially finished, but has not been completed and therefore we are looking for a buyer who is willing to complete these works to create their dream home.

Enjoying a superb semi rural outlook, the property is ideally placed in a popular area of Hillstown, being well positioned for routes into Bolsover and Chesterfield and for routes into Mansfield.

- Detached Bungalow with Huge Potential
- Good Sized Living/Dining Room
- Garden Room/Conservatory
- CASH BUYERS PREFERRED
- Two Double Bedrooms
- Shower Room & Guest WC
- Generous South Facing Rear Garden
- EPC Rating: D
- Off Street Parking & Carport
- Incomplete Extension requiring retrospective approval

## General

Gas central heating (Worcester Greenstar Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 123.6 sq.m./1330 sq.ft. (including Carport)

Council Tax Band - B

Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

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

## Kitchen

15'5 x 8'4 (4.70m x 2.54m)

Being part tiled and fitted with a range of oak wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.

Space and plumbing is provided for an automatic washing machine, and there is space for a tumble dryer and fridge/freezer.

Tiled floor.

## Living/Dining Room

15'4 x 14'7 (4.67m x 4.45m)

A good sized reception room having a uPVC double glazed door opening into the ...

## Garden Room/Conservatory

11'7 x 8'10 (3.53m x 2.69m)

Having uPVC double glazed French doors overlooking and opening onto the rear garden.

## Bedroom One

11'2 x 10'0 (3.40m x 3.05m)

A front facing double bedroom.

## Bedroom Two

11'2 x 10'0 (3.40m x 3.05m)

A front facing double bedroom.

## Inner Hall

With doors giving access to a shower room, guest WC and into the bungalow extension.

## Shower Room

Fitted with a white 3-piece suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Tiled floor.

## Guest WC

Having a tiled floor and fitted with a white 3-piece suite comprising of a corner wash hand basin, low flush WC and bidet.

## Bungalow Extension

It is understood that this part of the property was built and extended in approximately 1998. Whilst it is our understanding that the Local Authority were consulted and that site inspections were carried out, neither the owner or Local Authority have any records. The main structural components to the extension have been finished, but the building works were never completed and therefore there are also no completion certificates. It is possible that many mortgage lenders would not deem this a suitable security unless retrospective building regulation approvals were obtained. We are therefore looking for cash buyers happy to undertake such works after purchase.

## Hallway

With uPVC double glazed door opening onto the front of the property.

## Room One

9'8 x 7'7 (2.95m x 2.31m)

A front facing room.

## Room Two

13'6 x 10'2 (4.11m x 3.10m)

A good sized rear facing room.

## Room Three

8'4 x 6'11 (2.54m x 2.11m)

A rear facing room.

## Outside

To the front of the property there is hedging and double gates giving access to a driveway providing off street parking and leading to an attached car port. To the other side there is also access to the front entrance door which leads into the Kitchen.

The enclosed south facing rear garden comprises of a pebble bed ideal for further car standing and a generously proportioned lawn with mature shrubs and trees.

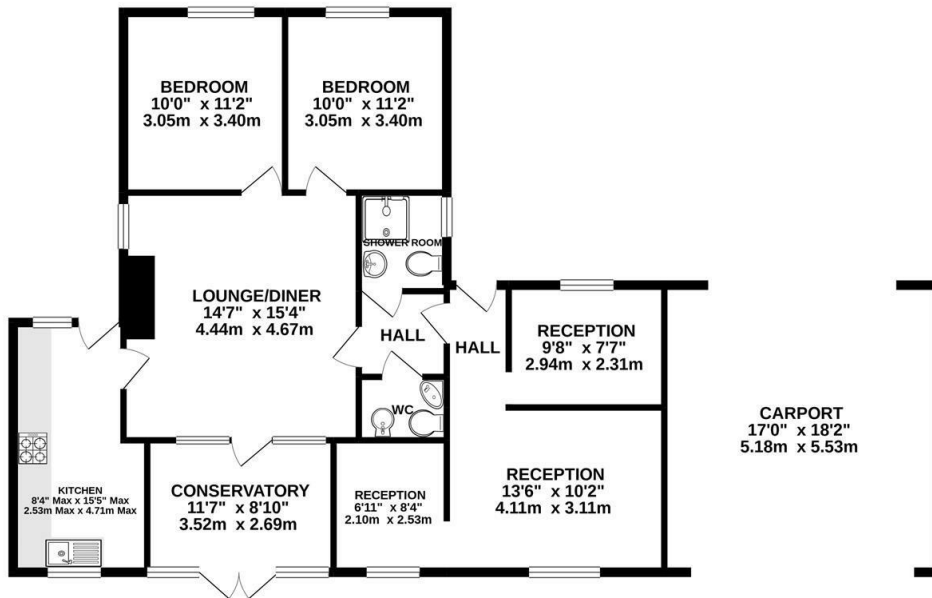






# GROUND FLOOR

1330 sq.ft. (123.6 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>60</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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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.

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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