



25 Welbeck Road,
Bolsover S44 6DF

£116,000



WILKINS VARDY

£116,000

IDEAL FAMILY HOME WITH SOUTH FACING REAR GARDEN

This fantastic three bedroomed mid terraced house offers 894 sq.ft. of well ordered and contemporary styled accommodation over three floors, together with an enclosed south facing rear garden, in this popular and established residential area, ideally situated for the local amenities offered in Bolsover.

- Mid Terrace House
- Convenient Location
- Good Sized Lounge
- Kitchen/Diner
- Three Bedrooms
- Family Bathroom
- South Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Boiler fitted 2019)
uPVC double glazed windows and doors
Gross internal floor area - 83.1 sq.m./894 sq.ft.
Council Tax Band – A
Secondary School Catchment Area – The Bolsover School

On The Ground Floor

A uPVC double glazed entrance doors opens into the ...

Lounge

13'1 x 11'6 (3.99m x 3.51m)
A good sized front facing reception room having an exposed brick fireplace with tiled hearth and a multi-fuel stove.
Hardwood flooring.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

13'1 x 12'5 (3.99m x 3.78m)
Being part tiled and fitted with a range of red hi-gloss wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric double oven and hob with extractor hood over.
Space and plumbing is provided for an automatic washing machine and a dishwasher and there is space and plumbing for an american style fridge/freezer.
Useful under stairs storage area.
Hardwood flooring.

On The First Floor

Landing

With a door giving access to the staircase which rises to the Second Floor accommodation.

Bedroom One

13'1 x 11'6 (3.99m x 3.51m)
A good sized front facing double bedroom, spanning the full width of the property.

Bedroom Two

9'4 x 7'1 (2.84m x 2.16m)
A rear facing single bedroom with hardwood flooring, currently used as a study.

Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a

tiled-in bath with central mixer tap and shower over, pedestal wash hand basin and low flush WC.
Heated towel rail and tiled flooring.

On The Second Floor

Bedroom Three

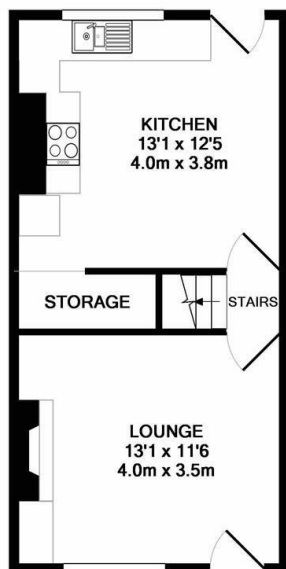
17'5 x 11'11 (5.31m x 3.63m)
A good sized double bedroom with two roof lights, built-in over stairs storage cupboard and access to eaves storage.

Outside

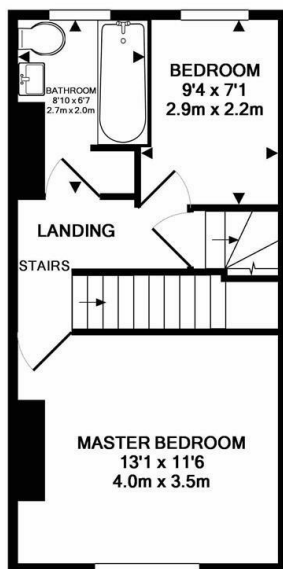
There is a low maintenance walled forecourt garden to the front. On street parking is available in the area.

The enclosed, south facing rear garden comprises of a seating area, lawn with raised side border and a decked seating area with pergola. A rear gate gives access to a useful brick built outbuilding.

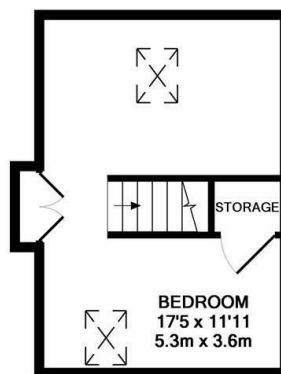




GROUND FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)



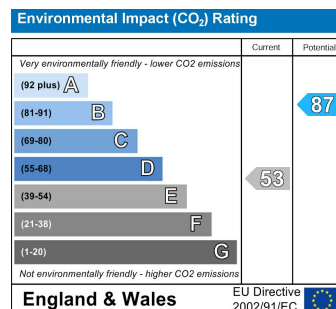
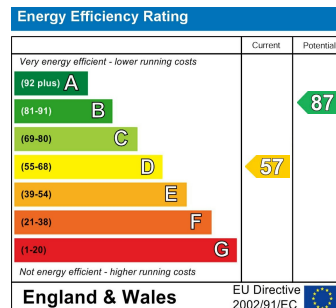
1ST FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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, gas fire, 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.

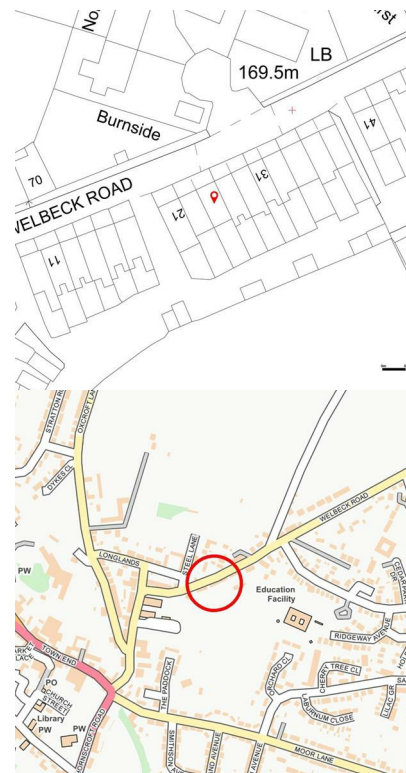
SCHOOL CATCHMENT AREAS

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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