



44 Sutton Hall Road,
Bolsover S44 6JL

£96,500

W
WILKINS VARDY

£96,500

THREE BED HOUSE WITH MAJORITY REPLACED WINDOWS, RE-FITTED KITCHEN AND BATHROOM AND REDECORATED THROUGHOUT

Well-presented and spacious THREE BEDROOMED Mid Terraced House, providing a high standard of family sized accommodation extending to 917 sq.ft, on a popular residential road, with the added benefit of a Detached Brick-Built Garage to the rear, and easy commuter access to M1 J29A

- Three Bedroomed Mid Terraced House
- Lounge
- Fitted Dining Kitchen
- Ground Floor Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Low Maintenance Front Garden and Rear Yard
- Brick-Built Garage
- EPC Rating ~ D

General

Gas Central Heating
- Boiler replaced 2017
Majority newly installed (2018) uPVC Double Glazing
Current Energy Band - D
Gross Internal Floor Area 85.2 sq.m/917 sq.ft
Council Tax Band – A
Secondary School Catchment Area – The Bolsover School

On the Ground Floor

Entrance Hall

With a uPVC double glazed entrance door and staircase leading to the First Floor Accommodation

Lounge

26'6 x 11'1 (8.08m x 3.38m)
A generous reception room with a bay window overlooking the front of the property., and featuring a marble-effect fireplace with a fitted coal- effect electric fire
Coving to the ceiling

Re-Fitted Dining Kitchen

13'9 x 8'2 (4.19m x 2.49m)
Being part tiled and fitted with a modern range of wall, base and drawer units with complementary work surfaces over, plus an inset single drainer stainless steel sink unit
Space and point for an electric cooker and space/plumbing for an automatic washing machine
Built-in understairs storage cupboard, tiled floor and further space for a larder style fridge/freezer

Rear Entrance Porch

Having a uPVC double glazed door leading onto the rear

Re-Fitted Bathroom

11'7 x 6'11 (3.53m x 2.11m)
Containing a modern White suite replaced in 2018, comprising a wave shaped bath with shower from taps and glass shower screen over, low flush WC and a pedestal wash hand basin
Tiled floor

On the First Floor

Landing

With access to the loft space

Bedroom One

14'2 x 10'8 (4.32m x 3.25m)
A double room overlooking the front of the property

Bedroom Two

13' 4 x 8'3 (3.96m 1.22m x 2.51m)
A further double room, overlooking the rear of the property and additionally having fitted wardrobes

Bedroom Three

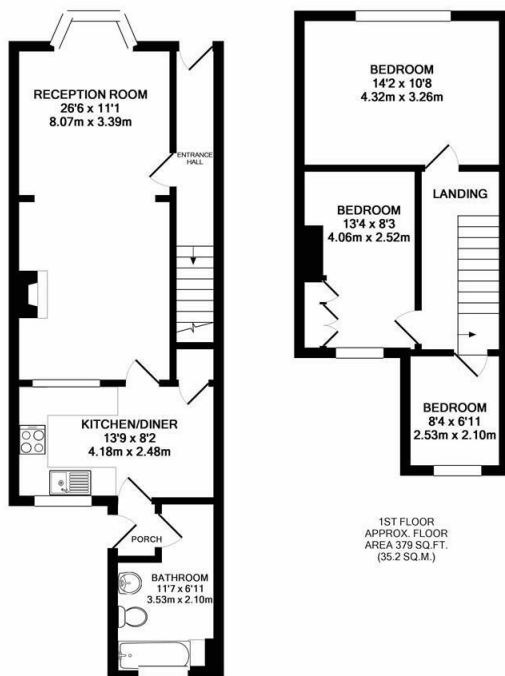
8'4 x 6'11 (2.54m x 2.11m)
A single room also overlooking the rear of the property

Outside

Sees a low maintenance garden to the front laid with pebbles, and additionally having a shrub border

The rear yard leads to a Single Detached Garage which is accessed via the rear service road





GROUND FLOOR
APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 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.
Made with Metropix 62018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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

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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.

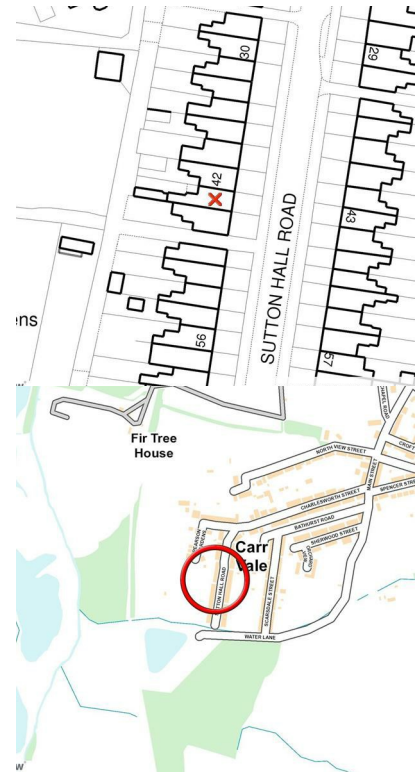
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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

SCHOOL CATCHMENT AREAS

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 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**

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