



15 Rutland Avenue,  
Bolsover S44 6PT

£165,000

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WILKINS VARDY

# £165,000

## IDEAL FAMILY HOME

Occupying a cul-de-sac position is this three bedroomed semi detached house offering well proportioned and tastefully presented accommodation, including two reception rooms and a 4-piece family bathroom, as well as an attached garage and enclosed rear garden, in this established residential area, easily accessible for the local amenities offered in Bolsover.

- Semi Detached House
- Two Reception Rooms
- Galley Kitchen
- Three Bedrooms
- 4-Piece Family Bathroom
- Garage & Off Street Parking
- Enclosed Rear Garden
- EPC Rating - D

### General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area 97.1 sq.m/ 1045 sq.ft (including Garage)  
Council tax band – A  
Secondary school catchment area – The Bolsover School

### On The Ground Floor

#### Entrance Hall

With staircase rising to the First Floor accommodation.

#### Dining Room

10'11 x 9'11 (3.33m x 3.02m)

A good sized reception room with built in under stairs store cupboard. An opening leads through into the ...

#### Living Room

17'1 x 12' (5.21m x 3.66m)

A generous rear facing reception room having a feature stone fireplace with inset living flame coal effect gas fire.

#### Kitchen

10'11 x 6'11 (3.33m x 2.11m)

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

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for an automatic washing machine and slimline dishwasher.

Space is also provided for a slot-in for cooker and tumble dryer,

Laminate flooring.

A door gives access to a useful storage area with space for a fridge/freezer.

### On The First Floor

#### Landing

Having a loft access hatch with pull down loft ladder.

#### Bedroom One

12' x 11' (3.66m x 3.35m)

A good sized rear facing double bedroom.

#### Bedroom Two

11'11 x 9'1 (3.63m x 2.77m)

A rear facing double bedroom, having built-in wardrobes with sliding mirror doors.

#### Bedroom Three

13'1 x 7'10 (3.99m x 2.39m)

A front facing double bedroom.

### Bathroom

7'10 x 6'11 (2.39m x 2.11m)

Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath with bath/shower mixer taps, corner shower cubicle with mixer shower, low flush WC and semi inset wash hand basin with storage unit below.

Chrome heated towel rail.

Tiled floor.

### Outside

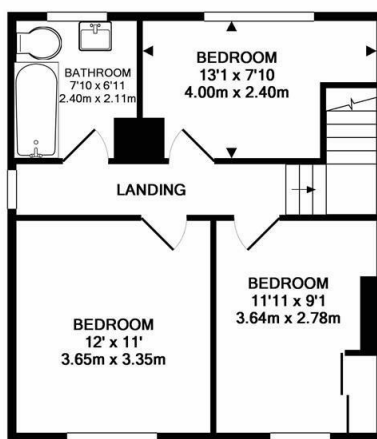
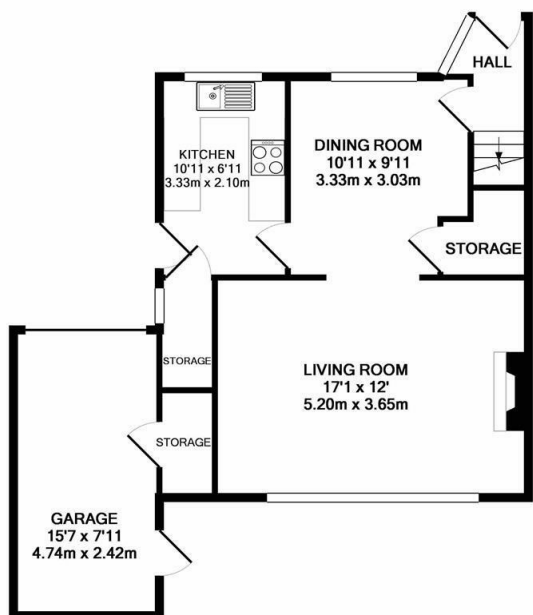
To the front of the property there is a tarmac driveway providing ample off street parking, leading down the side of the property to a single attached garage.

The enclosed rear garden comprises of a seating area, lawned garden with rockery and a raised deck seating area.





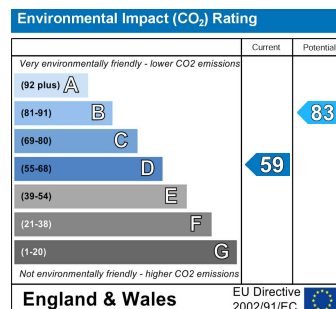
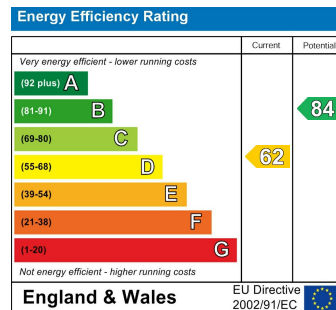




GROUND FLOOR  
APPROX. FLOOR AREA 596 SQ.FT. (55.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.1 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

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**

wilkins-varady.co.uk