



10 Shuttlewood Road,
Bolsover S44 6NU

£110,000

W
WILKINS VARDY

£110,000

REFURBISHMENT PROJECT

Offered for sale with no upward chain is this three bedroomed semi detached house offering well ordered accommodation which requires a scheme of cosmetic upgrading and improvement to create a lovely home.

The property is situated in a popular residential area, easily accessible for the local amenities in Bolsover and for M1 Motorway, J29A.

- Semi Detached House
- Three Bedrooms
- Good Size Living Room
- Refurbishment Project
- Off Road Parking
- Views To The Rear
- EPC Rating - C
- Low Maintenance Gardens

General

Gas central heating (Glow Worm Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 75.2 sq.m./809 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

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

Kitchen / Diner

12'0 x 10'10 (3.66m x 3.30m)
Being part tiled and fitted with a range of wall and base units.
Inset single drainer stainless steel sink.
Space and plumbing is provided for a washing machine, and there is space for a fridge freezer and a slot-in cooker with fitted extractor over.

Hallway

With staircase rising to the First Floor accommodation.

Bathroom

Fitted with a 3 piece suite comprising of a panelled bath with electric shower over, low flush WC and pedestal hand wash basin.
Built in cupboard housing the gas boiler.

Living Room

14'4 x 10'11 (4.37m x 3.33m)
A good sized reception room, spanning the full width of the property, having a fire surround with marbled hearth and tiled inset.
Sliding patio doors overlook and open to give access to a set of steps which lead onto the rear of the property.

On the First Floor

Landing

Having loft access hatch.

Bedroom One

12'6 x 10'11 (3.81m x 3.33m)
A front facing double bedroom with built in over stairs storage cupboard.

Bedroom Two

12'6 x 10'11 (3.81m x 3.33m)
A rear facing double bedroom enjoying far reaching views.

Bedroom Three

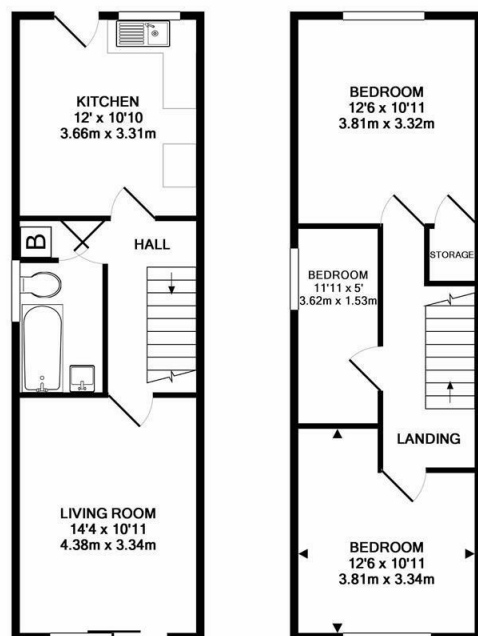
11'11 x 5' (3.63m x 1.52m)
A side facing single bedroom.

Outside

There is as small walled frontage with a paved area. A concrete drive provides off road parking to the side of the property.

A side gate gives access to the rear of the property where there is a blocked paved patio with steps leading to a lower section having mature trees and conifers.

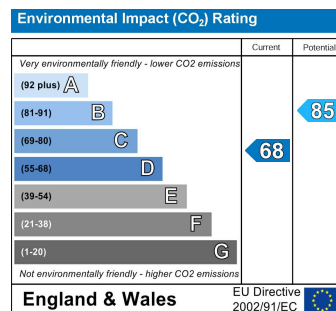
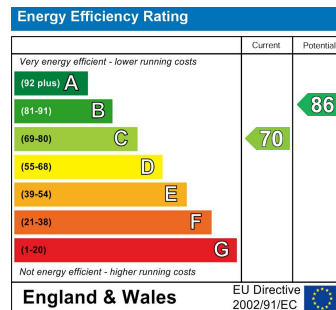




GROUND FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 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.
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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.

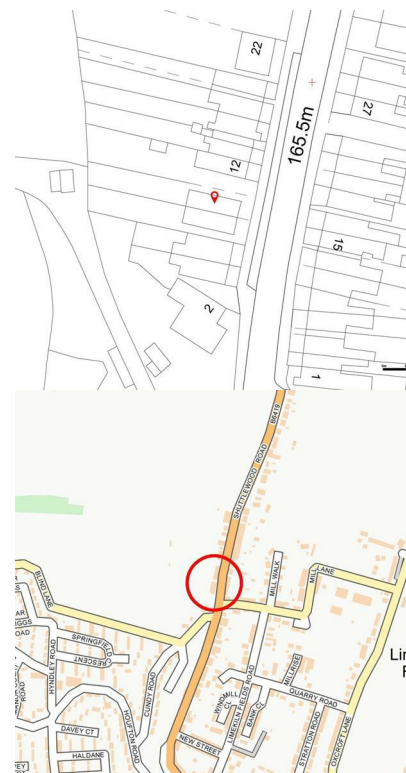
SCHOOL CATCHMENT AREAS

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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