



109 Selwyn Street,
Hillstown, S44 6LS

OFFERS IN EXCESS OF

£75,000

W
WILKINS VARDY

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£75,000

GOOD SIZED TWO BED HOME WITH GENEROUS REAR GARDEN

This two double bed roomed end terraced house offers an impressive 884 sq.ft. of neutrally presented accommodation, being subject to a fairly recent scheme of modernisation in 2014, where the property was renovated with a new kitchen and bathroom.

The property is located in this popular residential area, which is well placed for accessing the various amenities in Bolsover and also for routes in Mansfield, Chesterfield and towards the M1 Motorway.

- Mid Terrace House
- Kitchen
- 4-Piece Bathroom
- No Upward Chain
- Two Reception Rooms
- Two Double Bedrooms
- Enclosed Rear Garden
- EPC Rating: E

General

Gas central heating

uPVC double glazed windows and doors

Gross internal floor area 82.1 sq.m./884 sq.ft.

Council Tax Band - A

Secondary School Catchment Area - The Bolsover School

* Please note the property is currently tenanted and the photographs were taken prior to the tenancy commencing *

On the Ground Floor

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

Living Room

12'5 x 11'4 (3.78m x 3.45m)

A good sized front facing reception room fitted with laminate flooring.

Centre Lobby

Having a built-in under stair store cupboard. An opening leads through into the ...

Dining Room

15'4 x 12'5 (4.67m x 3.78m)

A good sized rear facing reception room, fitted with laminate flooring and having a wall mounted gas fire.

A door gives access to a staircase which rises to the First Floor accommodation, and an opening leads through into the ...

Kitchen

15'9 x 7'1 (4.80m x 2.16m)

Fitted with a range of white wall, drawer and base units with complementary work surfaces and tiled splashbacks.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric double oven and hob with stainless steel chimney style extractor over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge and freezer.

Laminate flooring and downlighting.

A uPVC double glazed door opens onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'5 x 11'4 (3.78m x 3.45m)

A good sized front facing double bedroom having a built-in over stair store cupboard.

Bedroom Two

12'5 x 9'5 (3.78m x 2.87m)

A rear facing double bedroom fitted with laminate flooring.

Bathroom

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

Built-in airing cupboard housing the gas boiler.

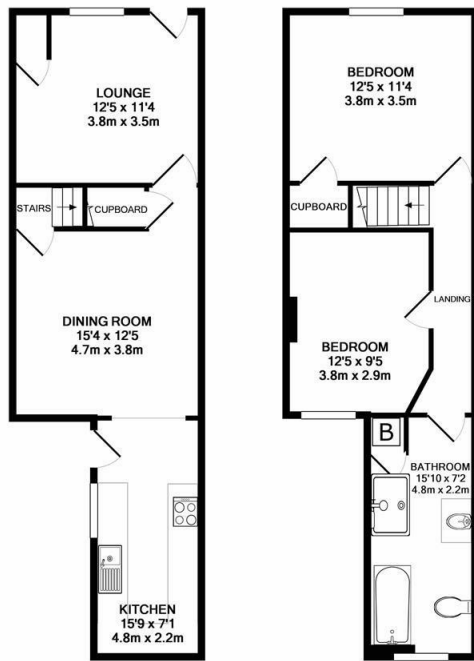
Laminate flooring.

Outside

To the front of the property there is a low maintenance forecourt. On street parking is available in the area.

To the rear of the property there is a lawned garden with flower beds and a seating area.





GROUND FLOOR
APPROX. FLOOR AREA 445 SQ.FT. (41.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

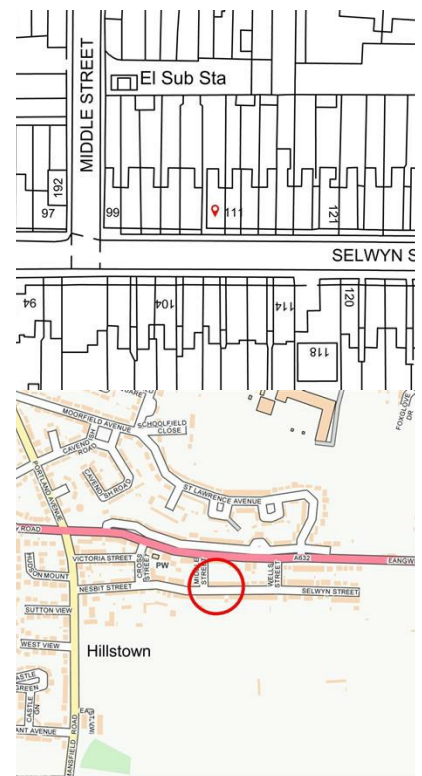
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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-vardy.co.uk