



6 Stratton Road,
Bolsover, S44 6DR

OFFERS AROUND

£169,960

W

WILKINS VARDY

OFFERS AROUND

£169,960

OFFERED WITH NO CHAIN IS THIS FANTASTIC MODERN BUNGALOW IN POPULAR RESIDENTIAL AREA

This fantastic two bedroomed semi detached bungalow, offers well appointed accommodation which includes a modern kitchen and shower room, together with a good sized plot which includes a block paved driveway and good sized south east facing enclosed low maintenance rear garden.

The property is located in this popular residential area, just off Oxcroft Lane and therefore within easy access to the various amenities in central Bolsover. The property is also well placed for good transport links into Chesterfield and Mansfield.

- Superb Semi Detached Bungalow
- Popular Location
- Good Sized Living Room
- Rear Porch/Conservatory
- Modern Kitchen & Shower Room
- Two Bedrooms
- Off Street Parking
- Low Maintenance Gardens
- NO CHAIN
- EPC Rating: B

General

Gas central heating (Ideal Exclusive Combi Boiler)
uPVC double glazed windows and doors (except front entrance door and kitchen door which are composite)
7 Solar Panels (Owned)
Gross internal floor area - 63.6 sq.m./685 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - The Bolsover School

A composite front entrance door opens into the ...

Entrance Hall

Fitted with laminate flooring and having two built-in storage cupboards and loft access hatch.

Living Room

14'5 x 10'6 (4.39m x 3.20m)

A good sized front facing reception room.

Kitchen

15'0 x 9'5 (4.57m x 2.87m)

Being part tiled and fitted with a range of grey hi-gloss handleless wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include an electric oven and hob.

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

Wood effect vinyl flooring.

A composite door opens into a ...

Rear Porch/Conservatory

Being of brick and uPVC construction, having a tiled floor and a uPVC door opening onto the rear of the property.

Bedroom One

12'10 x 11'0 (3.91m x 3.35m)

A good sized rear facing double bedroom.

Shower Room

Fitted with a white 3-piece suite comprising of a double walk-in shower with electric shower, semi inset wash hand basin with storage unit below and concealed cistern low flush WC.

Tile effect vinyl flooring.

Bedroom Two

10'10 x 7'7 (3.30m x 2.31m)

A front facing single bedroom.

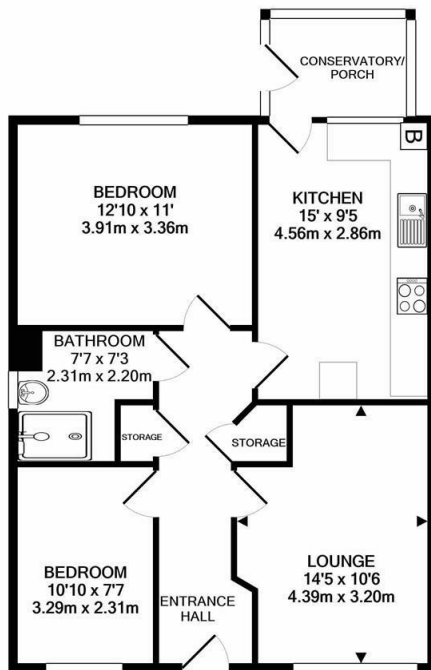
Outside

To the front of the property there is a block paved car standing space,

lawned garden, decorative slate beds and a paved path leading up to the front entrance door.

A side gate gives access to the rear of the property where there is a low maintenance garden comprising of a paved patio and decorative gravel garden with two raised shrub beds.





TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 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		
(81-91) B	88	88
(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

Relocation agent network

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, 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.



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wilkins-varDY.co.uk