



## 2 bed terraced house to buy in

Sutton Hall Road, Bolsover, Chesterfield,  
Derbyshire, S44 6JJ

**£99,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ 2 double bedrooms
- ✓ Bay windowed lounge
- ✓ Low maintenance rear garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Offered with No Upward Chain – Two Double Bedroom Home with Off-Street Parking

Situated in the popular Bolsover, this well-presented two double bedroom property is offered for sale with no upward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The accommodation comprises a welcoming lounge featuring a bay window to the front elevation, allowing plenty of natural light to flow through the room. To the rear is a separate dining room, providing an excellent space for entertaining, with access through to the fitted kitchen.

To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property benefits from off-street parking.

Bolsover is a sought-after residential location offering a semi-rural setting whilst remaining conveniently positioned for access to Bolsover town centre and Chesterfield. The area is well served by local amenities, schools, and countryside walks, including the nearby Carr Vale Nature Reserve. Excellent transport links provide easy access to the A617 and M1 motorway network, making it ideal for commuters travelling to Sheffield, Nottingham, and surrounding areas.

Tenure: Freehold

Council Tax Band: A

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Tenure: Freehold

Price: Starting Bid £99,000

Property Type: Terraced House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Approximate total area\*  
795 ft<sup>2</sup>  
73.9 m<sup>2</sup>



(\*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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