







## 75 Lea Road

Dronfield • Derbyshire • S18 1SE

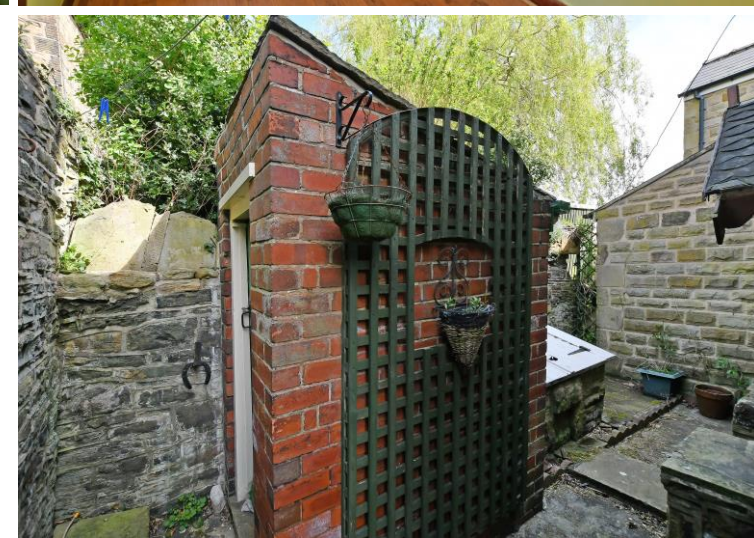
Offers in the Region Of £180,000

Unique, charming 2 bedroom stone built cottage offering fabulous potential in S18. Beautiful period property, full of charm, original features and character. Requires general updating. Benefits from gas central heating and attractive south facing garden. The ground floor enters through a stable door and generous stone porch into a cosy front facing lounge, complemented by exposed stone walls, varnished wooden floor and period style ornate feature fireplace. The kitchen is fitted with a range of matching units providing space for freestanding appliances and alternative rear door access. The first floor offers 2 bedrooms, the larger sized double bedroom overlooks the stunning front garden and showcases a fabulous period fireplace complete with stone hearth and mantle. The shower room is equipped with shower cubicle, hand wash basin and WC. Externally a lovely south facing, landscaped front garden creates a great first impression walking up the gated path from the road. At the rear through secure gates is a private courtyard and outhouse. Lea Road enjoys the facilities of nearby shops and public transport, with excellent access to Sheffield, Chesterfield, M1 Motorway and delightful Derbyshire countryside.





- Charming Stone Built Cottage
- Offering Fabulous Potential
- Original Features & Character
- 2 Bedrooms & Shower Room
- Gas Central Heating
- Exposed Stone & Feature Firplaces
- Courtyard & Outbuilding
- South Facing Landscaped Garden
- Tenure??
- Council Tax Band A, EPC TBC



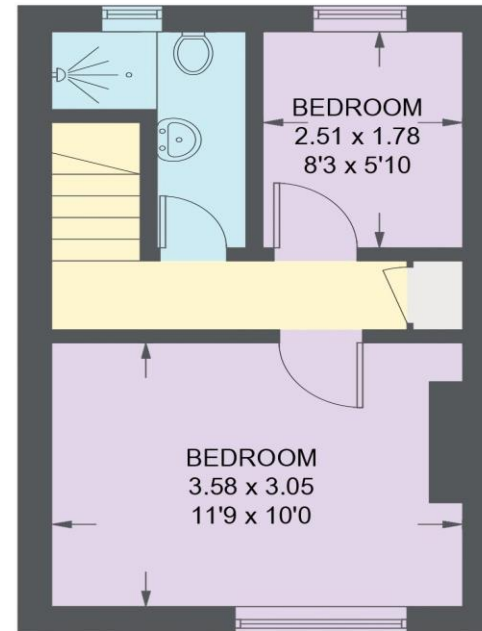


## 75 LEA ROAD

APPROXIMATE GROSS INTERNAL AREA = 52.2 SQ M / 562 SQ FT



**GROUND FLOOR**  
**27.6 SQ M / 297 SQ FT**



**FIRST FLOOR**  
**24.6 SQ M / 265 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.