



wards
estate agents

11 Mill Street

Barlow, Dronfield, S18 7SP

Guide price £220,000

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Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!

Deceptively spacious and immaculately presented TWO BEDROOM EXTENDED MID TERRACED HOUSE which benefits from gas central heating with a combi boiler and uPVC double glazing. Perfect for first time buyers, small families, down sizers or investors alike!

A stunning location nestled in the heart of the highly regarded village of Barlow on the fringe of the National Peak Park surrounded by open countryside and with a host of local amenities, renowned schooling & local hostellers. Sheffield, Dronfield, & Chesterfield.

Internally the accommodation comprises of front reception room with inset stove, dining room and superb extended integrated kitchen with french doors onto the rear garden. To the first floor main double bedroom, second bedroom and additional dressing room/office or home working space, fabulous luxury fully tiled family bathroom with 3 piece suite.

Rear enclosed gardens with low maintenance blocked paved gardens. Brick wall and fenced boundaries. Outside summer house or facility for home working.





Additional Information

Gas Central Heating -Combi boiler 2023 under warranty
uPVC double glazed windows
Wiring upgraded
Security Alarm System
Internal latched doors
Gross Internal Floor Area - 77.6 Sq.m/ 835.1 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area-Dronfield Henry Fanshawe School

Reception Room

12'1" x 12'1" (3.68m x 3.68m)

Front composite entrance door into the front reception room. Brick fireplace with inset gas burner. Vinyl flooring.

Dining Room

11'0" x 9'3" (3.35m x 2.82m)

Second reception room with stairs leading to the first floor. Access to the cellar which has lighting and provides good storage space.

Superb Integrated Kitchen

8'11" x 7'10" (2.72m x 2.39m)

Comprising of a full range of modern contemporary base and wall units with chrome fittings. Complimentary work surfaces over with inset composite sink having brick style tiled splash backs. Single Electric Oven, Electric Hob and Extractor above. Space for fridge freezer and washing machine. Kick board heater. Logic combi boiler(2023 with warranty) uPVC French doors lead onto the rear garden.

First Floor Landing

13'8" x 5'9" (4.17m x 1.75m)

Linen/store cupboard. Access via a retractable ladder to the partly boarded insulated loft space. Additional store cupboard with hanging rail.

Front Double Bedroom One

12'1" x 9'5" (3.68m x 2.87m)

Front aspect window. Built in cupboards.

Rear Double Bedroom Two

8'11" x 7'0" (2.72m x 2.13m)

Rear aspect window.



Dressing Room/Office/Home Working

7'11" x 6'7" (2.41m x 2.01m)

A versatile room that could be used for dressing room, office space or home working.

Impressive Partly Tiled Bathroom

6'1" x 5'5" (1.85m x 1.65m)

Comprising of a 3 piece suite with bath having an electric shower, screen and side tiled panelling, wash hand basin set in vanity cupboard, low level WC. Down lighting, chrome heated towel rail. Wall mirror. Vinyl flooring.



Outside Garden/Summer House

12'8" x 9'8" (3.86m x 2.95m)

Having power and lighting. French doors onto the rear gardens.

Outside

Rear enclosed gardens with low maintenance blocked paved gardens. Right of way over the neighbours garden for access to the front. Brick wall and fenced boundaries. Communal on Street parking.



School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

Floor Plan

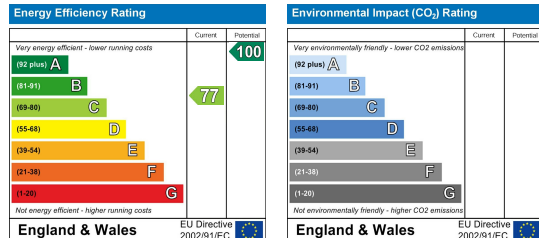


Total area: approx. 77.6 sq. metres (835.1 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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