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estate agents

62 Valley Road

Barlow, Dronfield, S18 7SN

Guide price £180,000

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Price Guided £180,000 - £190,000
Offered to the open market with NO CHAIN & IMMEDIATE POSSESSION!!
Early viewing is highly recommended of this TWO BEDROOM MID TERRACE COTTAGE which is situated in this 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 hostelrys. Sheffield, Dronfield, & Chesterfield.

Suitable for first time buyers, small families and investors alike! Potential Yield of approx 5% per annum, based upon a purchase price of £199,950 and an approx monthly rental of £695.

Internally the well maintained accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing. To the ground floor offers a spacious open plan reception room with breakfasting integrated kitchen with breakfast bar. Inner hall leads to the rear porch with access to the garden. To the first floor main double bedroom, second versatile bedroom which could be used for office or home working and family bathroom with 3 piece White suite.

Rear low maintenance blocked paved garden.





Additional Information

Gas Central Heating -Baxi Combi boiler
uPVC double glazed windows(except kitchen)
Gas and electrical certificates available
Smoke alarms fitted
Gross Internal Floor Area 54.5 Sq.m / 587 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area-
Dronfield Henry Fanshawe School
Barlow and Cutthorpe Primary Schools are close by.

Open Plan Lounge/Kitchen

23'4 x 11'9 (7.11m x 3.58m)

Front uPVC entrance door. Brick fireplace with electric fire.

Kitchen area with range of base and wall units having complimentary work surfaces with inset stainless steel sink. Breakfast Bar Area. Integrated electric oven, gas hob with chimney extractor above. Baxi Combi Boiler. Internal wooden framed window with seal unit double glazing. Space for washing machine. Access to rear inner hallway which provides access to the rear porch and also stairs to the first floor.

Rear Inner Hall

Access to rear porch and stairs climb to the first floor.

Rear Porch

9'7 x 3'8 (2.92m x 1.12m)

Brick built with wooden framed and sealed unit double glazing. Access to the rear garden.

First Floor Landing

Front Double Bedroom One

12'0 x 10'11 (3.66m x 3.33m)

A spacious main bedroom with front aspect window. Cast fireplace.





Rear Bedroom Two

12'0 x 5'3 (3.66m x 1.60m)

A versatile bedroom which could be used for office or home working .

Family Bathroom

8'7 x 6'4 (2.62m x 1.93m)

Comprising a 3 piece suite which includes bath with electric shower above and shower screen, wash hand basin set in vanity unit and low level WC. Chrome heated towel rail.

Outside

Front on road parking available.

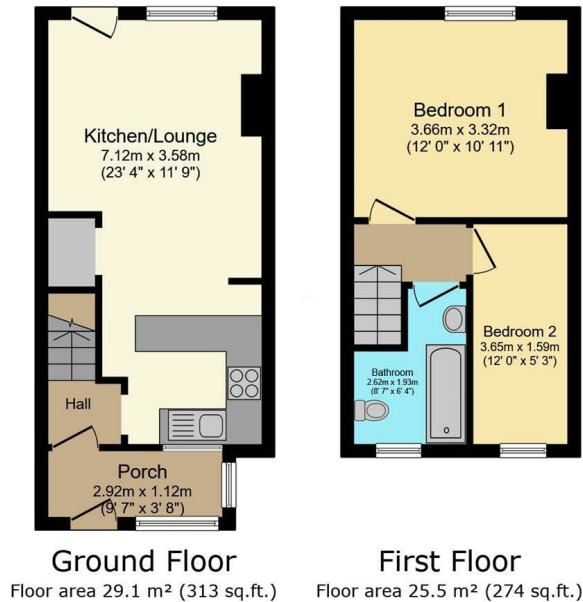
Rear low maintenance blocked paved garden area. Neighbour has right of way access.

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



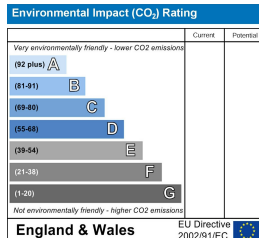
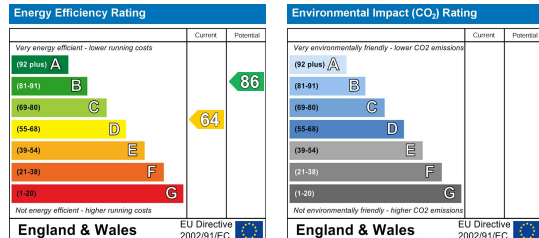
TOTAL: 54.5 m² (587 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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