

# HUNTERS®

HERE TO GET *you* THERE

**20 Rutland Terrace, Barlow, Dronfield, S18 7SS**

**Offers In The Region Of £220,000**





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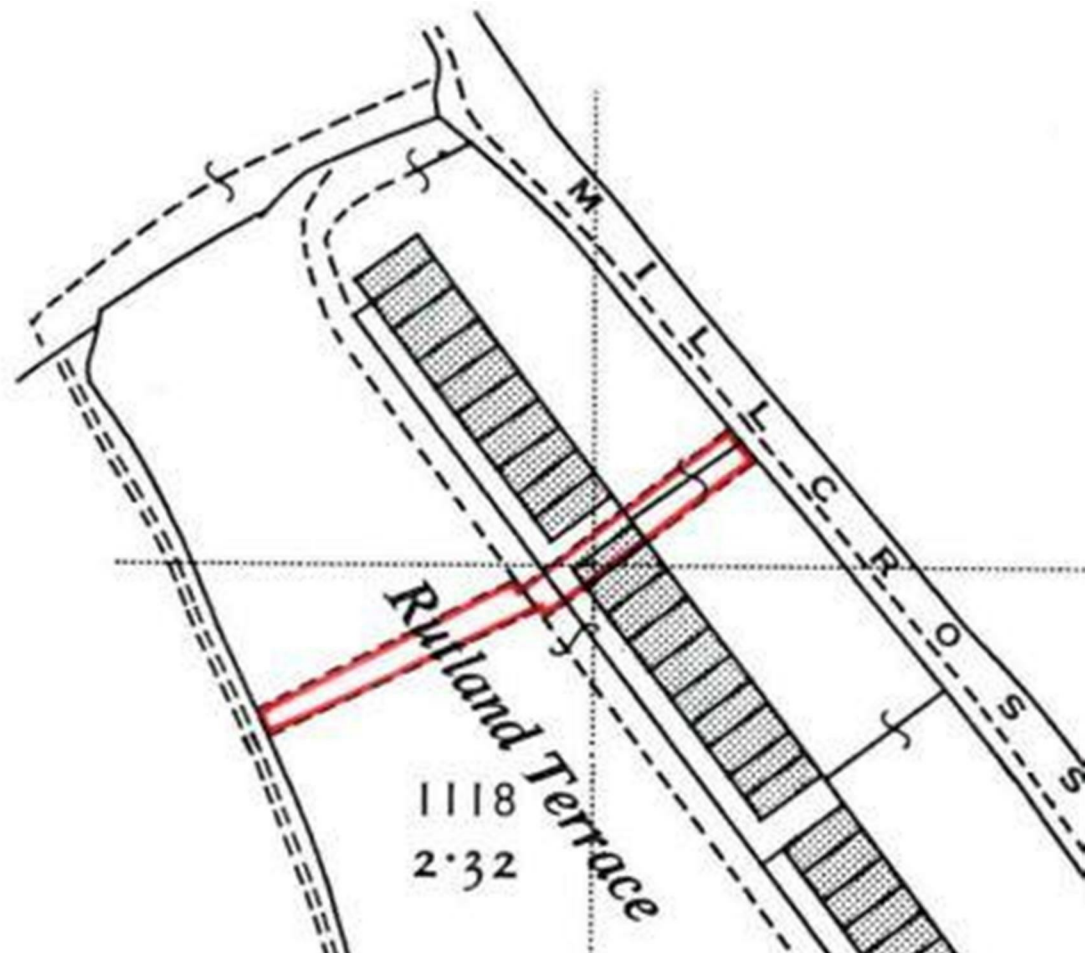
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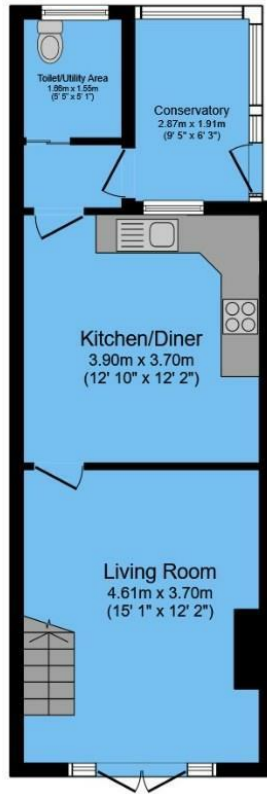




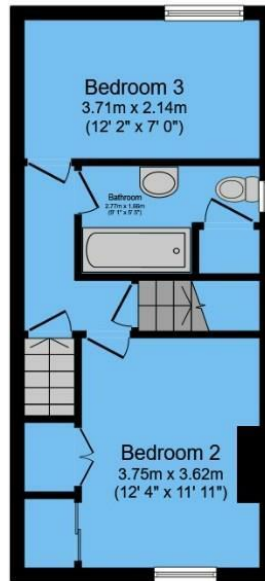
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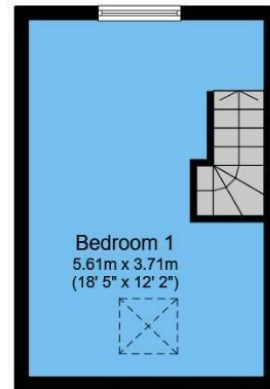




**Ground Floor**



**First Floor**



**Second Floor**

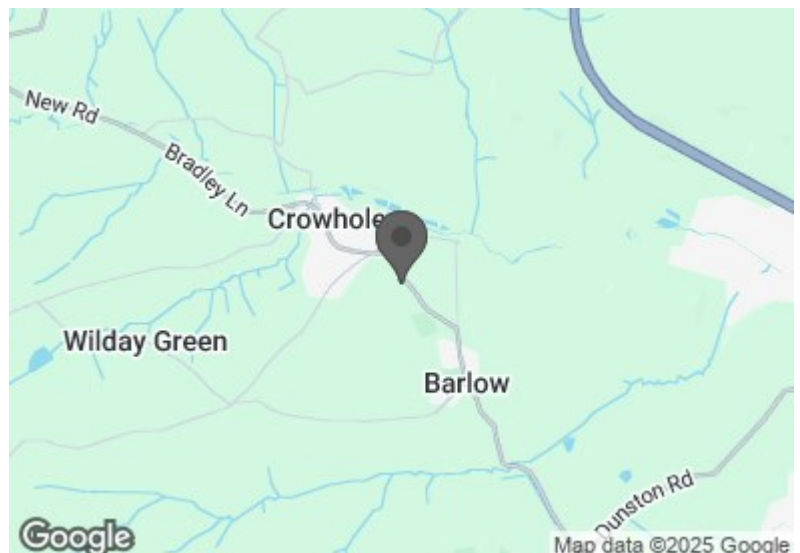
Total floor area 95.6 m<sup>2</sup> (1,029 sq.ft.) approx

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

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>55</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



NO CHAIN, THREE STOREY, THREE BEDROOM TERRACED HOUSE - incredibly sought-after village on the edge of the Peak District - Barlow. With numerous countryside walks, and two popular gastro pubs. The property is within the catchment area for Dronfield Henry Fanshawe School, and amazing transport links, with bus routes to neighbouring towns.

MAGNIFICENT COUNTRYSIDE VIEWS ALL AROUND THE PROPERTY.

Gardens to the front with field views and SOUTH WESTERLY FACING rear garden with seating & lawn areas. Driveway parking space & a garage to the rear too.

As you enter the property from the rear into the conservatory / entrance porch, downstairs WC / utility, kitchen / diner, lounge on the front with patio doors out onto the front garden & overlooking fields.

On the first floor are the second (with fitted wardrobe & storage cupboard & third bedroom. First floor also homes the combined bathroom / WC.

The second floor has the main bedroom with windows overlooking countryside to front & rear - there is eaves storage.

Gas central heating & uPVC double glazed.

**\*DON'T MISS OUT - VIEWINGS AVAILABLE NOW - CALL HUNTERS TO BOOK YOURS\***

| Freehold | Tax Band A | EPC Rating D |

• NO CHAIN • SOUGHT AFTER LOCATION • COUNTRYSIDE / RURAL VIEWS • THREE BEDROOMS • THREE STOREY • DRIVEWAY PARKING | GARAGE