



GRANT'S
OF DERBYSHIRE

1 Sunningdale Chesterfield Road, Two Dales DE4 2EZ
Offers Around £169,995

We are pleased to offer For Sale, this end terraced stone built cottage which is located right in the heart of Two Dales village, just a short walk from the local shops and the beautiful Whitworth Park. This property benefits from gas central heating and uPVC double glazing throughout and briefly comprises; Lounge and Kitchen to the ground floor & Two Bedrooms & a Shower Room to the first floor. Outside there is a small foregarden & a good sized rear garden with sitting area & two garden stores. On-road parking can be found on Chesterfield Road, opposite the property. No Upward Chain. Vacant possession. Ideal first time buy or investment opportunity.



Ground Floor

The property is accessed from Chesterfield Road, via a shared access garden gate. Steps lead to a shared access path which leads to the front entrance, part glazed uPVC door. This opens into the:

Living Room 13'5" x 11'11" (4.09m x 3.65m)

A good sized room with a front aspect uPVC double glazed window, handy inset storage cupboards and a feature fireplace with wood effect mantel, marble surround and hearth and a gas fire. A part glazed wooden door opens into the:

Kitchen 9'11" x 10'1" (3.04m x 3.09m)

With a rear aspect uPVC double glazed window and uPVC rear entrance door which provides direct access to the rear garden. Fitted with contemporary wood effect wall, base and drawer units with granite effect work top over and one and a half bowl stainless steel sink with mixer tap over. Integrated appliances include a gas hob with stainless steel extractor hood over and electric oven beneath. There's space and plumbing for an automatic washing machine too (currently in situ).

First Floor

A wooden door opens to an enclosed staircase which rises to the first floor

landing. Doors from here open to both Bedrooms and the Shower Room.

Bedroom 1 13'7" x 11'11" (4.15m x 3.65m)

A good sized double room with a front aspect uPVC double glazed window which provides beautiful countryside views. This room also has fitted wardrobes & drawers.

Bedroom 2 5'4" x 10'1" (1.64m x 3.09m)

Of single proportion with a rear aspect uPVC double glazed window and an inset storage area.

Shower Room 4'7" x 7'3" (1.41m x 2.21m)

A fully tiled room with a rear aspect uPVC double glazed window with obscured glass, vinyl flooring and two storage cupboards, one of which houses the Worcester combi boiler. Fitted with a contemporary three piece suite consisting of double shower cubicle with sparkle wall panel, sliding door & mains shower over, pedestal wash hand basin and low level flush WC.

Outside & Parking

This property benefits from a low maintenance foregarden as well as a good sized rear garden which has a lawn, small seating area with surrounding plants and shrubs. There are also two handy garden stores.

Council Tax Information

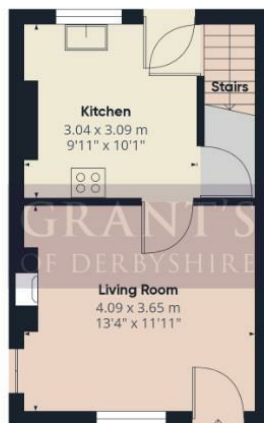
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

Directional Notes

From the A6 north of Matlock, turn towards Chesterfield on the B5057. Continue through the village of Two Dales and the property can be found on the left, a few houses before the butcher's shop, identified by our for sale board. The postcode is DE4 2EZ.







Floor 0



Floor 1

Approximate total area⁽¹⁾
54.03 m²
581.57 ft²

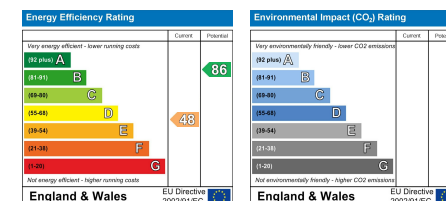
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



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