



Brierley Road, Unstone Dronfield S18 4DF

welcome to

Brierley Road, Unstone Dronfield

This three bedroom semi-detached home in the popular location of Dronfield would benefit from some cosmetic upgrade, but is sure to make a fantastic first home or addition to a BTL portfolio. Having a lounge, kitchen/diner, two comfortable bedrooms and a wet room, together with a generous plot!

Entrance Hall

Double glazed exterior door opens into a welcoming entrance hall with space to remove and store coats and shoes. With fitted carpet, radiator, stairs to the first floor and doors to:

Living Room

A well proportioned room centring around a feature living flame effect electric fire. The space features fitted carpet, radiator and open sight lines to:

Kitchen/Diner

The kitchen is fitted with a range of wall, base and drawer units with farmhouse style cabinet doors. Complimentary roll edged worktops and tiled splash-backs complete the traditional styling of the space. The kitchen benefits from double integral eye-level oven, gas hob and extractor fan while under-counter space is provided for appliances. A stainless steel sink and drainer unit sits beneath a double glazed window overlooking the garden. Tiled flooring flows from the kitchen to the dining area, which sits in front of double glazed French doors to the garden, making this a fantastic space for summer entertaining. With radiator.

First Floor Landing

Carpeted stairs ascend to a central landing area with loft access and doors to:

Bedroom One

A generous double bedroom benefiting from built in storage. With fitted carpet, radiator and double glazed window to the front elevation.

Bedroom Two

A second double bedroom, also benefiting from fitted storage, fitted carpet and radiator.

Bedroom Three

A third comfortable bedroom, also benefiting from fitted storage over the stair head. With fitted carpet and radiator.

Wet Room

The property offers a functional wet room complete with walk-in shower, pedestal hand-wash basin and low level WC. The space features paneled walls, radiator and frosted double glazed window to the rear.

Outside

The property sits back from the road in an elevated position with a generous lawn frontage. To the rear lies an equally generous lawned garden which is ripe for further development! Externally the property also offers two out-houses built into the side of the property.

Agent's Note

Please be advised this property is non-standard construction - Please contact the agent for further information

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/CSF104714



welcome to

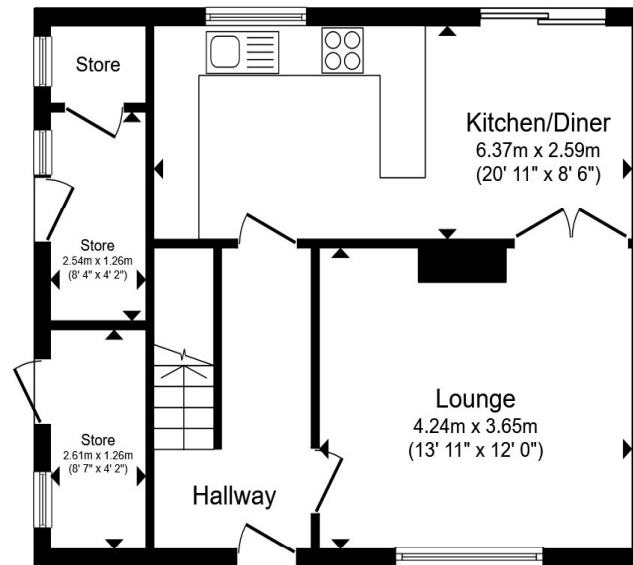
Brierley Road, Unstone Dronfield

- Council Tax Band A
- Three Bedrooms
- Generous Plot
- Living Room
- Breakfast Kitchen

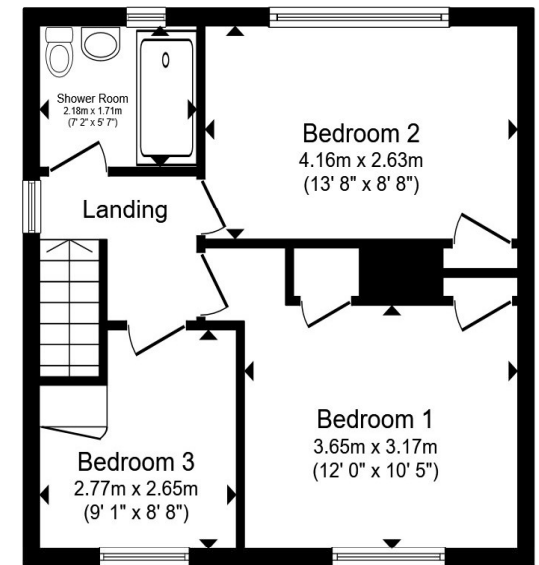
Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of

£170,000



Ground Floor



First Floor

Total floor area 89.3 m² (961 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). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/CSF104714



Property Ref:
CSF104714 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk