



19 Market Street,  
Eckington, S21 4EG

£255,000

W  
WILKINS VARDY

# £255,000

GRADE II LISTED THREE STOREY END TERRACE HOUSE - THREE DOUBLE BEDROOMS - COTTAGE STYLE REAR GARDEN - ECKINGTON & RENISHAW PARK CONSERVATION AREA

Offered to the market is this Grade II Listed three storey stone built end terrace house, centrally located within a conservation area. This charming home offers 1052 sq.ft. of accommodation comprising a good sized living room, fitted kitchen with integrated cooking appliances, and a useful cellar providing additional storage space. To the upper floors are three well proportioned double bedrooms and a family bathroom. Externally, the property benefits from an attractive enclosed east facing cottage style garden, ideal for relaxing or entertaining. Full of character and period appeal, this delightful home combines traditional features with practical modern living.

Located in Eckington, the property is well placed for the local shops and amenities, and is just a short distance from Renishaw Hall.

- GRADE II LISTED THREE STOREY END TERRACE HOUSE
- GOOD SIZED LIVING ROOM
- USEFUL CELLAR
- FAMILY BATHROOM
- CENTRAL LOCATION
- LOCATED IN ECKINGTON & RENISHAW PARK CONSERVATION AREA
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- THREE DOUBLE BEDROOMS
- ATTRACTIVE ENCLOSED COTTAGE STYLE GARDEN
- EPC RATING: D

## General

Gas central heating  
Timber framed single glazed windows with some partial secondary glazing  
Gross internal floor area - 97.7 sq.m./1052 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Eckington School

## On the Ground Floor

A timber framed and glazed front entrance door opens into the ...

### Living Room

11'11 x 11'6 (3.63m x 3.51m)  
A good sized front facing reception room fitted with wood flooring and having a beamed ceiling.  
This room also has a feature fireplace with wood burning stove.  
A staircase rises to the first floor accommodation.

### Breakfast Kitchen

11'7 x 11'6 (3.53m x 3.51m)  
Fitted with a range of base and drawer units with complementary work surfaces and upstands.  
Inset 1½ bowl stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.  
Space and plumbing is provided for a washing machine.  
Tiled floor and downlighting.  
A door from this room gives access to steps which lead down into the cellar.  
A timber framed and glazed door gives access onto the rear of the property.

### Cellar

16'8 x 11'8 (5.08m x 3.56m)  
A good sized storage area with window. A door from here opens to a further store room.

## On the First Floor

### Landing

With staircase rising to the second floor accommodation.

### Bedroom One

11'7 x 11'6 (3.53m x 3.51m)  
A good sized front facing double bedroom having wood flooring and a feature ornamental cast iron fireplace.

### Bathroom

11'6 x 7'10 (3.51m x 2.39m)  
Being part tiled and fitted with a white 3-piece suite comprising a

freestanding bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Tiled floor and downlighting.

## On the Second Floor

### Bedroom Two

12'1 x 11'6 (3.68m x 3.51m)  
A good sized rear facing double bedroom.

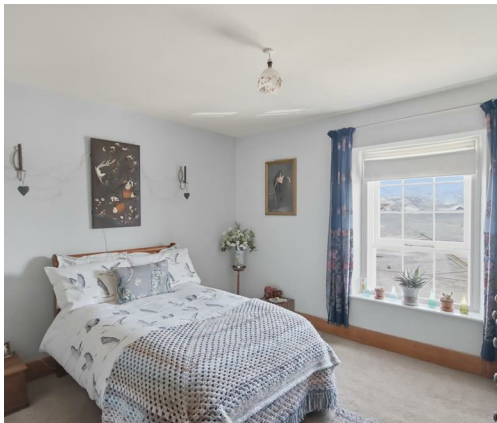
### Bedroom Three

11'10 x 11'6 (3.61m x 3.51m)  
A good sized front facing double bedroom

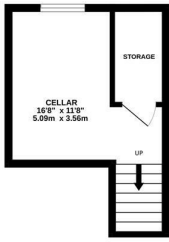
### Outside

There is a gated and railed paved forecourt.

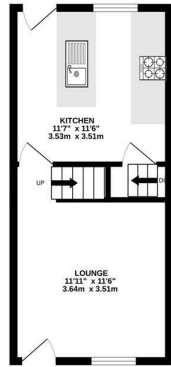
To the rear of the property, there is an attractive east facing cottage style garden comprising of paved seating areas, pebble beds and a variety of plants, shrubs and trees. There is also a wooden gate which gives you access onto Royale Close.



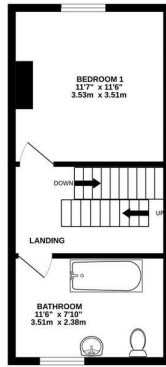
BASEMENT  
155 sq.ft. (14.4 sq.m.) approx.



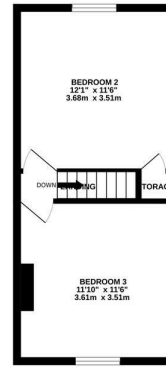
GROUND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>60</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

Relocation agent network

#### VIEWINGS

All viewings are to be arranged through the agent.

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, wood burning stove, kitchen appliances, plumbing installations, and electrical 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.

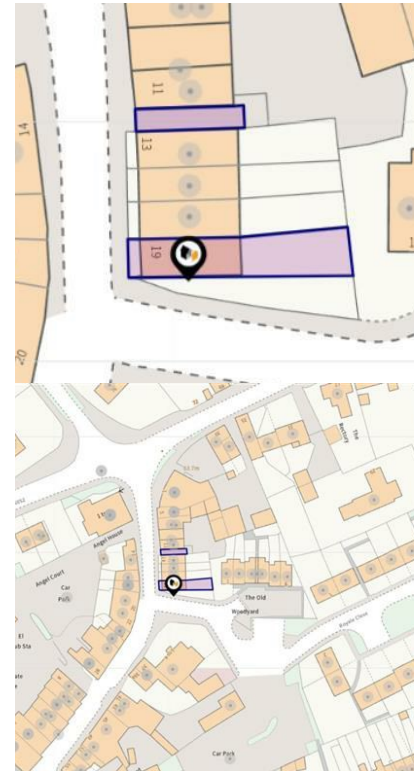
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

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

#### Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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