







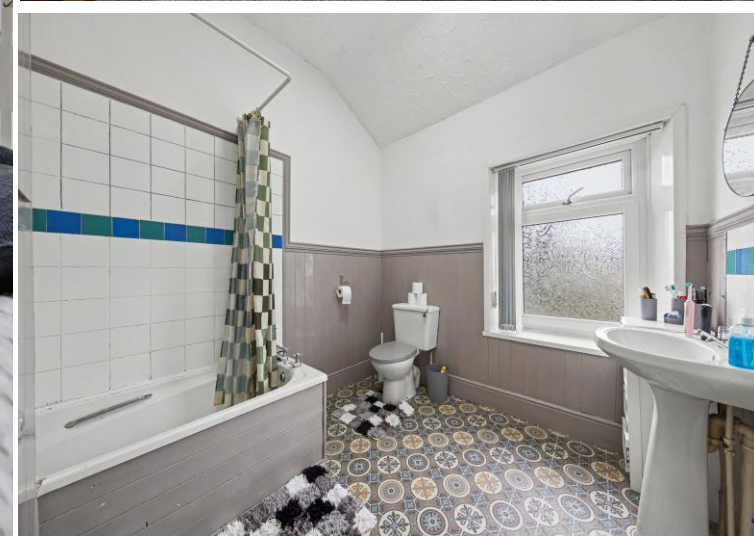
## 2 Traffic Terrace

Barrow Hill • Chesterfield • S43 2NJ

Guide Price £110,000 to £115,000

Welcome to this well-maintained, two double bedroom mid-terraced house, ideally situated in Barrow Hill. The property enjoys a convenient location close to a range of local amenities, with Staveley also just a short distance away for further everyday needs. The area is well served by well-regarded schools and excellent road connections, including convenient access to the M1. Nearby Poolsbrook Country Park provides extensive open green spaces and scenic walking routes. This property would make an ideal home for first-time buyers, couples, or small families. Upon entering, the property opens straight into the kitchen. The kitchen is fitted in a practical U-shaped layout with shaker-style cupboards, integrated appliances, and additional space for freestanding appliances. From here there are sliding doors from the right-hand side of the kitchen that lead into the dining room which offers ample space for family dining. This then opens into the living room, a well-proportioned, front-facing reception space featuring a fireplace and an abundance of natural light. Sliding doors provide access to the rear garden. Then a small rear hallway with access to the staircase leading to the first floor. Upstairs, the property offers two double bedrooms and a family bathroom. The principal double bedroom overlooks the rear garden and is a well-proportioned room with additional storage space. The second bedroom overlooks the front and is also a generously sized double bedroom. The bathroom is fitted with a three-piece suite, complemented by part-panelled walls. The suite comprises a bath with an overhead shower, wash hand basin, and WC, with additional fitted storage. The main garden is situated to the rear of the property and begins with a patio area, providing space for outdoor seating, followed by a small step up onto the lawned garden. The garden is well maintained, level, and enclosed. To the front of the property are outbuildings providing useful additional storage, along with driveway parking for two vehicles. There is also a communal residents' car park nearby.





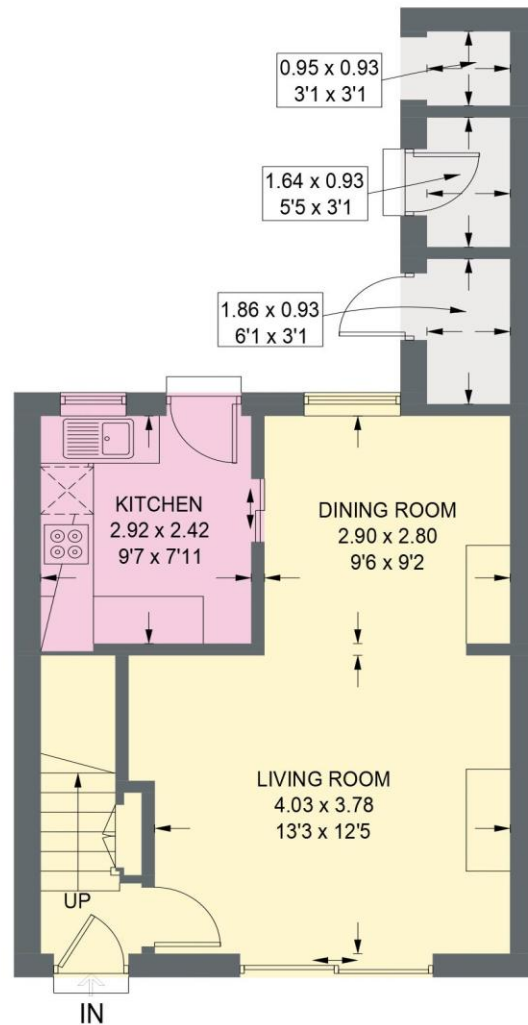
- Two Bedroom Mid Terraced House
- Well Maintained Throughout
- Convenient Location - Suitable for Many Buyers
- Bright Living Room w/ Sliding Doors
- U Shaped Kitchen & Dining Area
- Two Double Bedrooms
- Three Piece Suite Family Bathroom
- Enclosed Garden & Patio
- Driveway Parking & Further Communal Parking
- Council Tax Band A/EPC Rating D



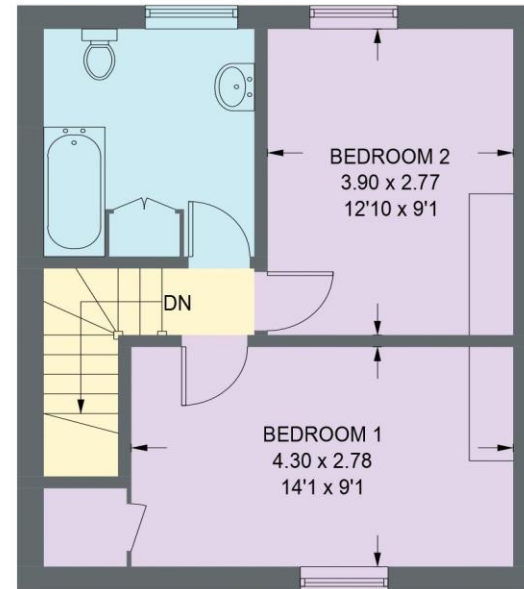


## 2 TRAFFIC TERRACE

APPROXIMATE GROSS INTERNAL AREA = 76.5 SQ M / 823.3 SQ FT



**GROUND FLOOR**  
**40.5 SQ M / 436.3 SQ FT**



**FIRST FLOOR**  
**35.9 SQ M / 387.0 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1320857)

