







12 Old Quarry Close

Barlborough • Chesterfield • S43 4WD

Guide Price £180,000 to £185,000

Situated in the well-connected village of Barlborough, this two-bedroom semi-detached home offers an ideal opportunity for single professionals, couples and first-time buyers. Perfectly placed for easy access to the motorway network, the property provides excellent commuter links to both Sheffield and Chesterfield, while the village itself offers a strong sense of community with local pubs, cafés and shops close by. You enter the home through an entrance porch into a well-proportioned living room, featuring stairs rising to the first floor. To the rear of the property sits the kitchen-diner, fitted with modern grey cabinetry, integrated appliances and additional space for freestanding items. The dining area provides comfortable seating space, and a rear door opens directly onto the garden. Upstairs, the main double bedroom is positioned at the front of the property and includes useful storage space, ideal as a wardrobe. The second bedroom is another generously sized room overlooking the rear garden. The accommodation is completed by a fully tiled three-piece bathroom comprising a bath with overhead shower, wash basin and WC. Outside, the property enjoys a fully enclosed rear garden with a lawn and patio area, offering a private and manageable outdoor space. To the front is an additional lawned area and a driveway that continues towards the rear, leading to a detached single garage.



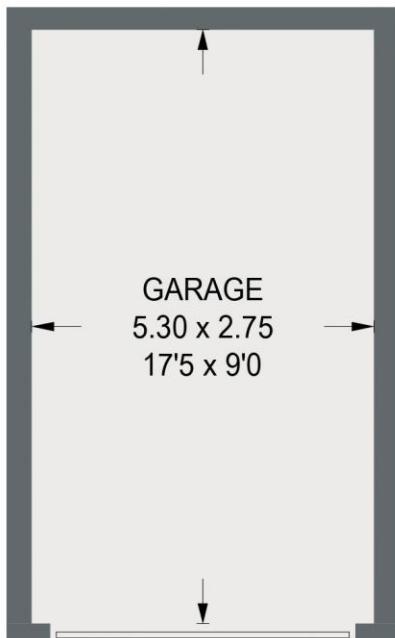


- Two Bedroom Semi Detached House
- Ideal for First Time Buyers or Professionals
- Excellent Access to Sheffield & Chesterfield
- Good Sized Lounge w/ Stairs to Upstairs
- Modern Kitchen Diner with Access to Rear Garden
- Two Good Sized Bedrooms
- Fully Tiled Three Piece Suite Bathroom
- Enclosed Rear Garden with Patio
- Driveway and Detached Garage
- Council Tax Band B/EPC Rating C

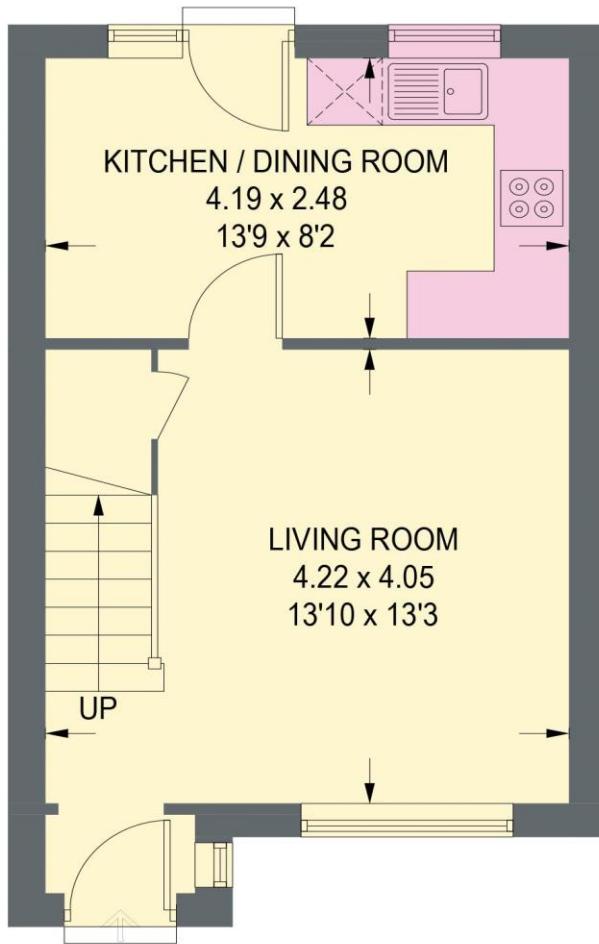


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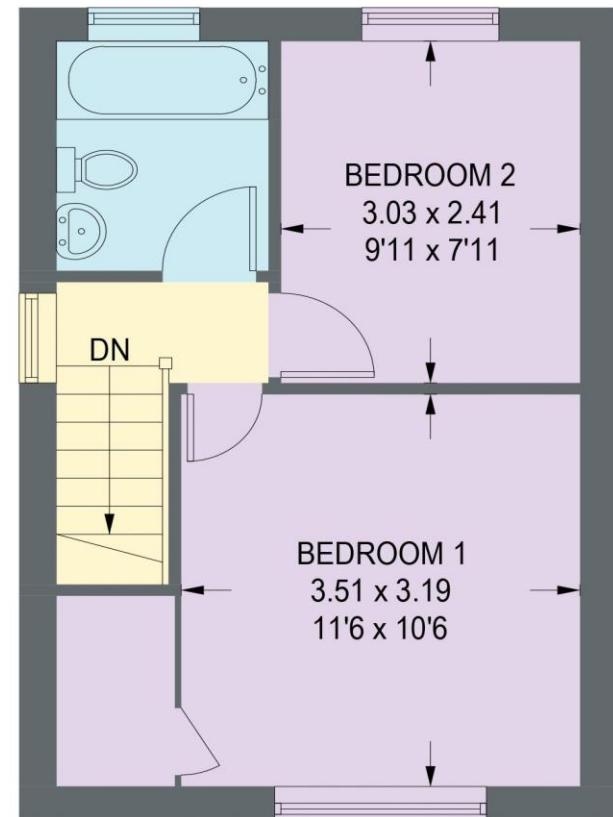
APPROXIMATE GROSS INTERNAL AREA = 71.0 SQ M / 764.5 SQ FT
(INCLUDING GARAGE)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



IN
GROUND FLOOR
43.1 SQ M / 464.1 SQ FT
(INCLUDING GARAGE)



FIRST FLOOR
27.9 SQ M / 300.4 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1270903)

