



211 Sheffield Road,  
Unstone, S18 4DA

OFFERS IN THE REGION OF

£189,950

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £189,950

IDEAL FAMILY HOME - NO UPWARD CHAIN - OFF STREET PARKING - CONVENIENT LOCATION

Offered for sale with no upward chain is this three bedroomeed end terraced house offering 753 sq.ft. of well proportioned accommodation which includes a spacious dual aspect reception room and a good sized kitchen/diner, together with a ground floor WC. With three bedrooms, and a shower room there's ample space for a growing family or guests. The property also includes parking facilities for up to two vehicles, making it convenient for those with cars or visitors, and an enclosed east facing rear garden.

The property is situated in a popular residential area, ideally situated for accessing commuter links towards Dronfield, Sheffield and Chesterfield.

- Generously Proportioned End Terrace House
- Good Sized Kitchen/Diner
- Ground Floor WC & First Floor Shower Room
- NO UPWARD CHAIN
- Spacious Dual Aspect Lounge/Diner
- Three Bedrooms
- Off Street Parking & Enclosed East Facing Rear Garden
- Convenient for Commuter Links to Dronfield, Sheffield & Chesterfield
- EPC Rating: D

#### General

Gas central heating (Alpha Intec Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 70 sq.m./753 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Dronfield Henry Fanshawe School

#### On the Ground Floor

A uPVC double glazed side entrance door opens into a ...

#### Side Entrance Hall

With staircase rising to the First Floor accommodation.

#### Guest WC

Fitted with a low flush WC.

#### Living Room

17'5 x 10'6 (5.31m x 3.20m)  
A spacious dual aspect reception room having a feature fireplace with wood surround and an inset electric fire.

#### Kitchen/Diner

11'7 x 11'3 (3.53m x 3.43m)  
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor hood over.  
Laminate flooring.  
A door gives access to a ...

#### Rear Entrance Hall

Having a uPVC double glazed door opening onto the rear of the property.

#### On the First Floor

#### Landing

With loft access hatch having a pull down ladder.  
Built-in airing cupboard housing the gas boiler.

#### Bedroom One

11'8 x 9'5 (3.56m x 2.87m)  
A good sized rear facing double bedroom.

#### Bedroom Two

10'6 x 9'6 (3.20m x 2.90m)  
A front facing double bedroom.

#### Bedroom Three

7'9 x 7'4 (2.36m x 2.24m)  
A front facing single bedroom.

#### Shower Room

Being fully tiled and fitted with a white 3-piece suite comprising a corner shower cubicle with mixer shower, semi recessed wash hand basin with vanity unit below, and a low flush WC.  
Chrome heated towel rail.  
Vinyl flooring.

#### Outside

To the front of the property there is a concrete drive with decorative gravel beds to either side providing off street parking. There is also a gate which opens to a path which leads to the side entrance door and to the rear garden.

The enclosed east facing rear garden comprises of a lawn and mature beds of plants and shrubs. There is also a door to an integral store, three garden sheds and a greenhouse.



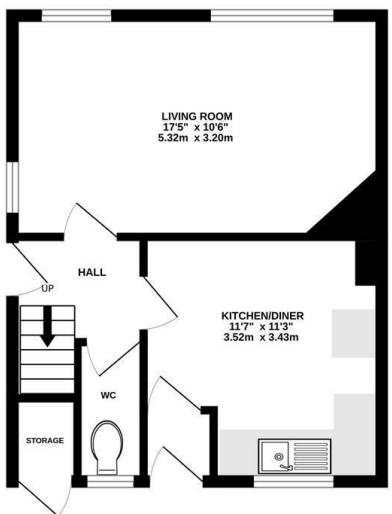
**sprift**  
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

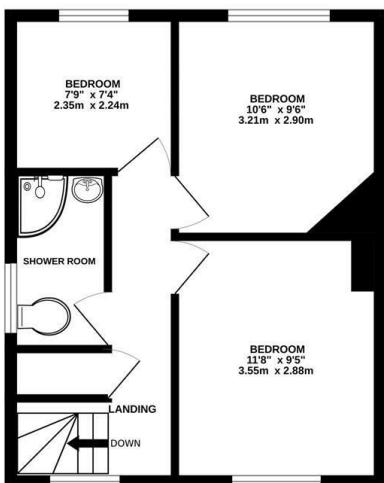
*See Below!*

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

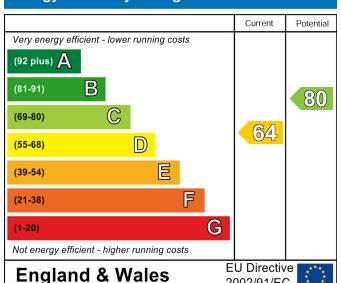
GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



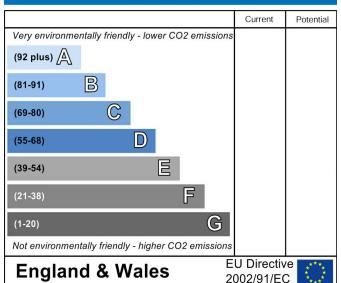
1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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 only. No responsibility is taken for any error, omission or mis-statement. The floorplan is for illustrative purposes only and is not to 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.

Made with Metropix 92024

**Zoopla.co.uk**

**rightmove**    
find your happy

**PrimeLocation.com**

**RICS**



#### 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, electric fire, shower unit, 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 Dronfield Henry Fanshawe 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**

wilkins-vardy.co.uk