



2 Dale View,
Stretton, DE55 6GN

£165,000

W
WILKINS VARDY

£165,000

WELL APPOINTED TWO BED SEMI - MODERN BATHROOM - OFF STREET PARKING - NO CHAIN

Offered for sale with no chain, this well appointed semi detached house offers 629 sq.ft. of newly decorated and easily managed accommodation, making this an ideal property for first time buyers or those looking to downsize.

The house boasts a good sized living/dining room and a fitted kitchen with integrated cooking appliances. There are also two comfortable bedrooms and a modern bathroom. Outside, there is a driveway providing off street parking, together with mature lawned gardens to both the front and rear.

The semi rural location is particularly appealing, with easy access to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility.

- WELL APPOINTED SEMI DETACHED HOUSE
- GOOD SIZED LIVING/DINING ROOM
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO COMFORTABLE BEDROOMS
- MODERN BATHROOM
- NO CHAIN
- OFF STREET PARKING & MATURE GARDENS TO FRONT & REAR
- NEWLY DECORATED & NEW CARPETS FITTED JANUARY 2026
- NEW WINDOWS AND FRONT ENTRANCE DOOR (DECEMBER 2025)
- EPC RATING: C

General
Gas central heating
New uPVC sealed unit double glazed windows (Installed December 2025)
New composite front entrance door (Installed in December 2025)
Newly decorated and new carpets in January 2026
Gross internal floor area - 58.4 sq.m./629 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - David Nieper Academy

On the Ground Floor
A composite front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living/Dining Room
16'3 x 13'1 (4.95m x 3.99m)
A good sized front facing reception room, fitted with laminate flooring and having a feature fireplace with log burning stove.

Kitchen
13'1 x 8'0 (3.99m x 2.44m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer sink with mixer tap.
Integrated appliances to include a microwave oven/grill, electric oven and a 5-ring gas hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing
Having a built-in storage cupboard.

Bedroom One
13'1 x 12'6 (3.99m x 3.81m)
A good sized front facing double bedroom.

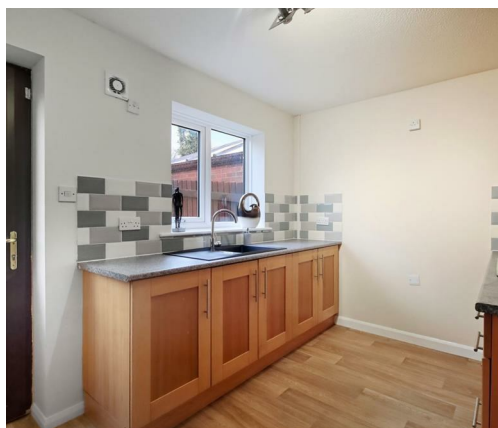
Bedroom Two
11'9 x 7'3 (3.58m x 2.21m)
A rear facing small double/good sized single bedroom.

Bathroom
8'5 x 5'10 (2.57m x 1.78m)
Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal

wash hand basin and a low flush WC.
Built-in airing cupboard.
Vinyl flooring.

Outside
To the front of the property there is a driveway providing off street parking, alongside a lawned garden and steps which lead up to the front entrance door.

A gate gives access down the side of the property to the enclosed rear garden, where there is a paved patio and a lawn with mature trees beyond.

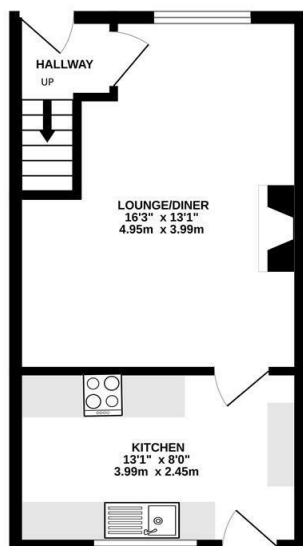


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

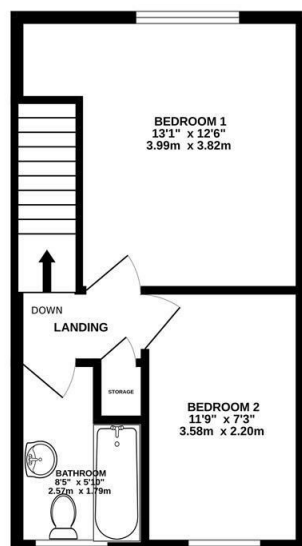
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 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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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, log burning stove, kitchen appliances, 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 David Nieper Academy 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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