



6 Station Road,  
Eckington, S21 4FX

GUIDE PRICE

£525,000

W  
WILKINS VARDY

## GUIDE PRICE

# £525,000

\*\* Guide Price £525,000 - £550,000 \*\*\*

CHARMING DETACHED VICTORIAN RESIDENCE - FOUR BEDS - THREE BATHROOMS - DETACHED GARAGE.

Offered for sale with no chain is this beautifully presented stone built Victorian detached home which has been thoughtfully and comprehensively refurbished by the current owners, blending period charm with modern living.

The accommodation briefly comprises a welcoming bay fronted living room and a stylish kitchen/diner, complete with a cleverly concealed utility room. A convenient ground floor cloakroom/WC adds practicality. To the upper floors, the property offers four well proportioned bedrooms, and an attic room that provides excellent additional space. Two of the bedrooms benefit from contemporary en suite shower rooms, alongside a modern family bathroom. Externally, the home features a detached garage and a low maintenance, south facing garden - perfect for enjoying outdoor living with minimal upkeep.

- CHARMING STONE BUILT VICTORIAN DETACHED FAMILY HOME IN CONSERVATION AREA
- BAY FRONTED LIVING ROOM WITH LOG BURNING STOVE
- CLOAKS/WC & USEFUL CELLAR
- TWO EN SUITE SHOWER ROOMS & FAMILY BATHROOM
- NO CHAIN
- GUIDE PRICE £525,000 - £550,000
- STYLISH FITTED KITCHEN WITH HIDDEN UTILITY ROOM
- FOUR DOUBLE BEDROOMS & USEFUL ATTIC ROOM
- DETACHED SINGLE GARAGE & LOW MAINTENANCE SOUTH FACING GARDEN
- EPC RATING: D

### General

Gas central heating

Timber framed single glazed and uPVC sealed unit double glazed windows and doors

Gross internal floor area - 178.3 sq.m./1919 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Eckington School

### On the Ground Floor

A front entrance door opens into a ...

#### Entrance Hall

Fitted with laminate flooring and having a staircase rising to the first floor accommodation.

A door from the entrance hall gives access to steps which descend into the cellar, and a further door opens to a ...

#### Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising a hand wash basin and a low flush WC.

#### Cellar

14'4 x 14'3 (4.37m x 4.34m)

A good sized and useful storage area.

#### Living Room

17'5 x 15'6 (5.31m x 4.72m)

A spacious bay fronted reception room having a feature tiled fireplace with log burning stove.

Illuminated alcove with fitted shelving.

Laminate flooring, pendant lighting and downlighting.

An opening leads through into the ...

#### Kitchen/Diner

19'3 x 14'10 (5.87m x 4.52m)

Fitted with a range of stylish wall, drawer and base units with complementary work surfaces and upstands.

Inset dark grey double bowl Belfast sink with mixer tap.

Integrated appliances to include a dishwasher, fridge/freezer, two electric ovens and a 4-ring gas hob.

Tiled floor and downlighting.

French doors overlook and open onto the rear of the property.

Frameless double doors give access into a ...

#### Utility Room

Fitted with a range of grey wall and base units with complementary work surfaces and upstands.

Inset stainless steel circular sink with mixer tap.

Space and plumbing is provided for a washing machine

Vinyl flooring.

### On the First Floor

#### Landing

Having a door which gives access to a staircase which rises to the second floor accommodation.

#### Bedroom One

15'0 x 14'8 (4.57m x 4.47m)

A generous front facing double bedroom. A door gives access into a ...

#### En Suite Shower Room

Being part tiled and fitted with a white 3-piece suite comprising a shower tray with mixer shower over, hand wash basin with storage below, and a low flush WC.

Brass heated towel rail.

Tiled floor and downlighting.

#### Bedroom Two

14'8 x 11'5 (4.47m x 3.48m)

A good sized rear facing double bedroom. A door gives access into a ...

#### En Suite Shower Room

Being part tiled and fitted with a 3-piece suite comprising a shower tray with mixer shower over, hand wash basin and a low flush WC.

Heated towel rail.

Tiled floor and downlighting.

#### Bedroom Three

11'7 x 10'6 (3.53m x 3.20m)

A good sized rear facing double bedroom.

#### Family Bathroom

6'11 x 6'6 (2.11m x 1.98m)

Being part tiled and fitted with a white 3-piece suite comprising a tiled-in bath with mixer shower over, hand wash basin with storage below, and a low flush WC.

Brass heated towel rail.

Roof light and tiled floor.

### On the Second Floor

#### Bedroom Four

17'11 x 14'8 (5.46m x 4.47m)

A spacious and versatile room having two gable end windows, downlighting and eaves access. An opening leads through into ...

#### Attic Room

15'1 x 6'10 (4.60m x 2.08m)

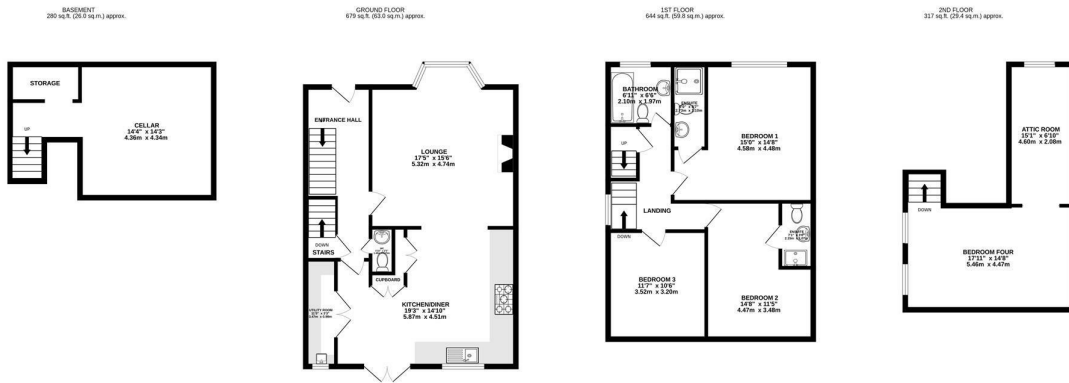
A versatile area having downlighting and a front facing window.

#### Outside

There is a forecourt garden of plants and shrubs, together with steps which lead up to the front entrance door.

A shared drive to the side of the property leads to a double gate which opens to a resin drive and Detached Single Garage with electric roller door. There is also a south facing low maintenance decorative pebble garden. External lighting is provided.





**TOTAL FLOOR AREA: 1919 sq.ft. (178.3 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>		
(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 energy efficient - higher running costs		
		<b>79</b>
		<b>59</b>
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



### 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 units, 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.

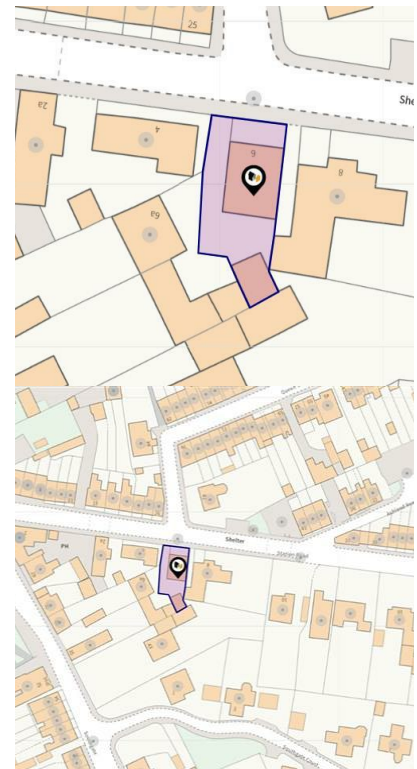
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### 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.



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