

## Marketing Preview



**18 Lea Road, Dronfield, S18 1SB**

**£179,000**

**Bedrooms 1, Bathrooms 1, Reception Rooms 1**



CHAIN FREE! A viewing is essential to truly appreciate this charming and cosy one bedroom terraced cottage, ideally situated in a highly sought after area. Full of character and warmth, the property features a spacious double bedroom, a modern kitchen complete with a useful pantry, and an enclosed rear yard – perfect for evening dining and enjoying the sunshine. Conveniently located close to local amenities, reputable schools and with excellent road links to Sheffield, Chesterfield and the Peak District, this delightful home would make an ideal purchase for first time buyers or investors alike!

## SUMMARY

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Enter into the cosy lounge, full of character and charm, featuring a beautiful fireplace with a log burner, a window to the front allowing in natural light, and traditional Yorkshire stone paving to the floor. The lounge opens into the kitchen, which is fitted with wall and base units, an oven with hob and extractor fan above, and a sunken sink with mixer tap. There is a door leading to the rear, stairs rising to the first floor, and access to a useful pantry providing additional storage space.

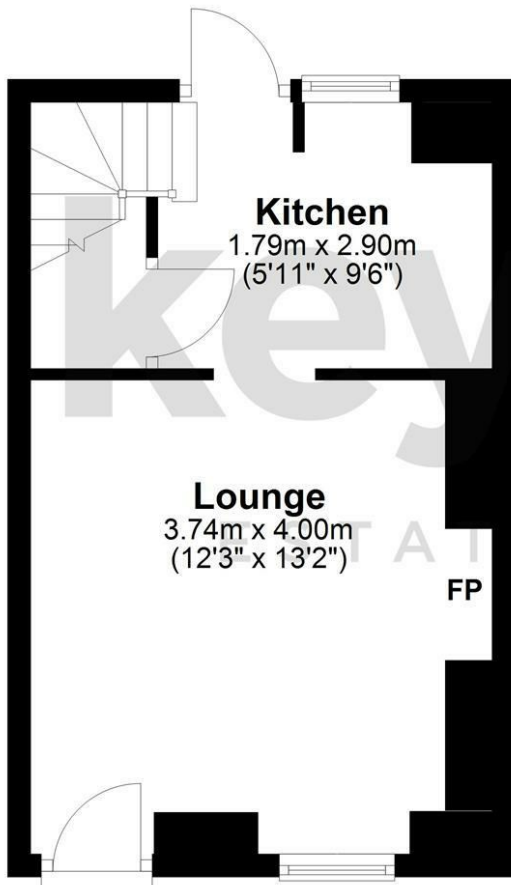
Stairs rise to the first floor landing, which provides access to the bedroom and the bathroom. The bedroom is a generously sized double room, retaining its original fireplace feature and enjoying a window to the front with a charming seating area – the perfect spot to relax. The bathroom is fitted with a bath, wash basin and WC, and also benefits from a window with a seating area, adding to the cottage's character. The loft space features a window and, subject to the necessary permissions, offers excellent potential to be converted into a useful additional room.

The front of the property is enclosed by fencing, with an attractive gated archway opening onto a pathway that leads to the entrance. There is also a lawned area, adding to the home's kerb appeal. To the rear, the courtyard-style garden provides a lovely, low-maintenance outdoor space – perfect for enjoying evening dining or drinks in the sunshine.

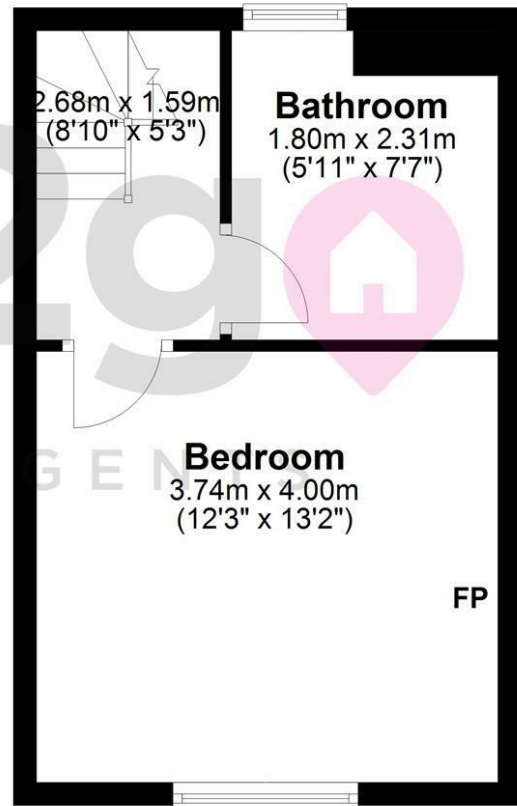
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED EXCEPT FRONT AND BACK DOOR
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBSYHIRE COUNCIL

## Ground Floor



## First Floor



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		
	69	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 