



2 Crow Hole, Barlow, Dronfield, S18 7TJ



2 Crow Hole

Barlow

Chain Free

£270,000

This immediately appealing **TWO DOUBLE BEDROOMED** stone built cottage is enviably located on the semi rural fringe of this highly sought after village, which would make an excellent property for an owner/occupier or indeed an investor looking for an opportunity for a holiday let.

The property is priced reflecting the need of a full scheme of modernisation and updating although it does have double glazing and gas central heating via a Worcester combination boiler. The accommodation briefly comprises of an entrance porch with useful store, living/dining room with feature ornamental fireplace, breakfast kitchen, rear entrance lobby, downstairs bathroom, landing with store cupboard and two large double bedrooms.

Off road parking to the front with good sized rear garden set down to lawn with patio with lovely peaceful views.

Barlow is a small village between Dronfield and Chesterfield offering a good range of local facilities including pubs and restaurants and being on the doorstep of the Peak District with amazing countryside for those who enjoy walking and a slower pace of life.



- Amazing opportunity to update and improve
- Delightful two double bedroomed cottage
- No upward chain
- Rear garden and off road parking
- Full scheme of modernisation required
- Gas central heating and double glazing
- Sought after village location with countryside walks on the doorstep
- Council Tax Band: B Freehold
- EPC: C
- Ideal as a holiday let or owner occupier



2 CROW HOLE

APPROXIMATE GROSS INTERNAL AREA = 84.4 SQ M / 908 SQ FT
(EXCLUDING GARAGE / STORE)



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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

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