



Former Timbo Garden Takeaway,  
53 Chesterfield Road, Dronfield, S18 2XA  
£320,000

\* THREE STOREY PERIOD PROPERTY \* GROUND FLOOR SHOP WITH SUBSTANTIAL RESIDENTIAL ACCOMMODATION TO THE REAR AND ABOVE \* HIGHLY POPULAR LOCATION \* PARKING TO REAR \* VACANT POSSESSION UPON COMPLETION \* DOUBLE GLAZING THROUGHOUT

A fantastic opportunity to acquire a three storey period property positioned in close proximity to Dronfield Train Station and other local amenities to include neighbouring shops and public houses.

To the ground floor there is a good sized commercial space which has a sizeable frontage and door giving direct access onto Chesterfield Road. Stairs then lead up to the rear storage room and kitchen to the rear aspect. There is also a good sized cellar.

To the first floor there are two large rooms with high ceilings and feature fire surrounds. The front room enjoys a lovely aspect and is currently used as a living room, the rear room is used as a bedroom.

As with the first floor, the second floor also boasts two large rooms with high ceilings. The existing owners have the front room as a bedroom and the rear has been fitted with sanitary ware to create a bathroom.

It is also worth noting that the property benefits from double glazing and has parking for two vehicles to the rear.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com



## Ground Floor Accommodation

### Shop/Retail Space

16'0" 14'1" (4.88m 4.31m )

A lovely bright commercial space which has large display windows looking towards the Dronfield train station. Sliding door leads to:

### Inner Stairway

Leading up the to rear storage room/dining room and also giving access down to a sizeable cellar.

### Rear Storage/Dining Room

14'7" x 13'8" (4.47m x 4.17m )

With UPVC double glazed window to rear elevation, door to inner stairwell and steps leading up to:

### Kitchen

12'7" 8'7" (3.84m 2.64m )

With large stainless steel sink unit and worktop space, extractor fan, fridge and freezer, washing machine, door leading to outside.

### Inner Hall

With stairs leading to first floor accommodation.

## First Floor Accommodation

### Landing

With stairs to second floor accommodation and doors leading off to:

### Living Room

16'4" x 14'2" (5.00m x 4.33m )

A fabulous room with double glazed window enjoying a lovely aspect to the front of the property. There is also a feature fire surround, cornice coving and laminate flooring.

### Bedroom

14'4" x 14'0" (4.38m x 4.27m )

Another sizeable room, this time with a rear aspect and having feature fire surround, UPVC double glazed window to rear elevation and laminate flooring.

## Second Floor Accommodation

### Bedroom

16'4" x 14'4" (5.00m x 4.37m )

Positioned above the Living Room and once again enjoying a delightful outlook and having UPVC double glazed window and laminate flooring.

### Bathroom/WC

14'4" x 14'0" (4.37m x 4.27m)

The bathroom facilities take up a small proportion of this sizeable room and has bath with shower over, vanity unit with inset wash basin and low flush w.c. There is also a UPVC double glazed window to rear elevation and access to roof space.

### Roof Space

The roof is accessed via a loft hatch to the ceiling in the bathroom. Although we have not inspected the roof space, the vendors inform us that it is a sizeable area and potentially suitable for conversion similar to the neighbouring properties (subject to the appropriate planning consents).

### Outside

To the rear of the property there is a driveway which provides off street parking for two vehicles.

There is also a useful outside store and small yard area.

### Tenure

We understand the property to be Freehold and is offered for sale with vacant possession

### Services

We understand all mains services are connected to the property.

### Rateable Value

From 1st April 2026 - £6,600

### Local Authority & Planning

All enquiries should be directed to:

North East Derbyshire District Council  
2013 Mill Lane  
Wingerworth  
Chesterfield  
S42 6NG  
Tel: 01246 231111

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