



53 Chesterfield Road, Dronfield, S18 2XA
Offers in the Region of £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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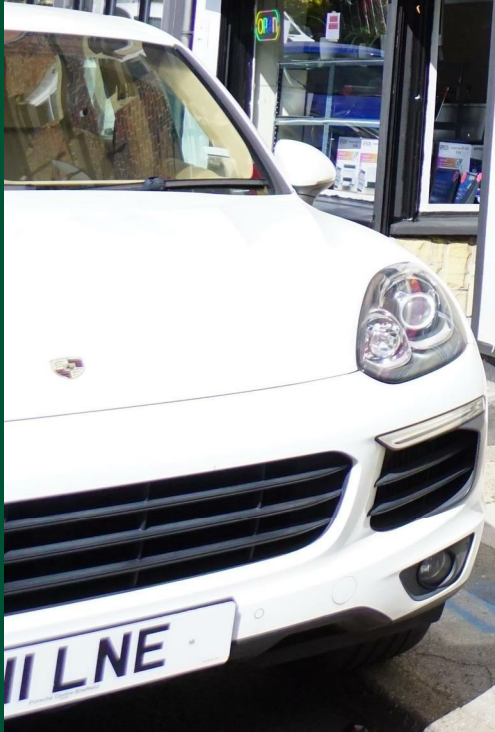
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within 1 hour
←





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