



## 55 Summerfield Road

**Guide Price** 

£350,000

Large Plot With Impressive Views.

£350,000 - £375,000 Guide Price.

A two/three bedroom detached property with a garage, off road parking an enclosed rear garden.

Nestled in a large corner plot with potential to enlarge (subject to gaining the relevant planning consents).

Occupying a slightly elevated position with far reaching views towards the surrounding countryside. Set on a sought after road close to an excellent range of shops, amenities, primary schools and secondary school and a train station.

Well presented with gas central heating and double glazing the accommodation comprises: hallway, an open plan living/dining room opens into the conservatory. A fitted kitchen with a range of appliances, a ground floor bedroom with fitted wardrobes.

First floor: landing, a large dual aspect double bedroom with a full range of built in wardrobes, a further bedroom with built in wardrobes and a shower room.

Exterior: a driveway leads to the single garage and provides off road parking, the property benefits from a further driveway. An easily managed rear garden with paved seating terrace, planted beds and timber storage shed. A boiler room/store. A large area of lawn borders the property.

No Upward Chain

- Far Reaching Views
- Garage & Off Road Parking
- Sought After Residential Setting
- Large Corner Plot
- Potential To Enlarge
- Excellent Local Shops & Amenities
- Well Presented Throughout
- No Upward Chain
- EPC: D
- Viewings: Hathersage Office











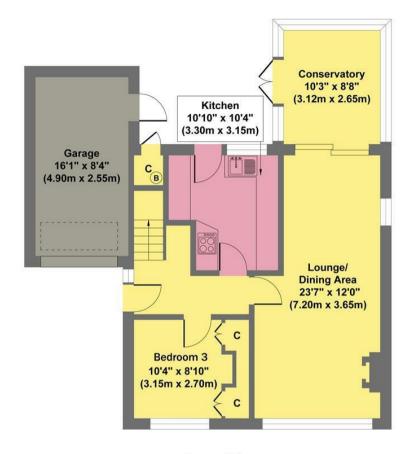


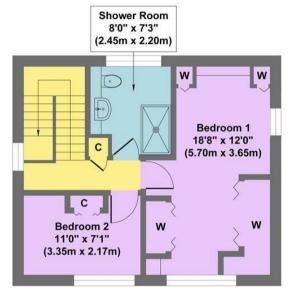






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Ground Floor Approximate Floor Area 759 sq.ft (70.51 sq.m.) First Floor Approximate Floor Area 414 sq.ft (38.47 sq.m.)

## Approx. Gross Internal Floor Area 1173 sq.ft / 108.98 sq.m

Illustration for identification puposes 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.'

