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5 Salisbury Avenue, Dronfield, S18 1WD

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£400,000

Tucked away in the sought-after area of Salisbury Avenue, Dronfield, this delightful semi-detached house offers an exceptional opportunity for families in search of a spacious and comfortable home. With four generously sized bedrooms, it is the perfect choice for those wishing to settle in a friendly, vibrant community.

Upon entering, you'll be welcomed by a spacious living room, providing a great space for both relaxation and family gatherings. The two versatile reception rooms offer further flexibility, whether you envision a formal dining room, a cosy study, or perhaps a playroom for the children. The modern kitchen is a real standout, complete with sleek, contemporary fittings that make meal preparation a joy.

The well-maintained family bathroom ensures practicality and convenience for everyone. Outside, the large garden is a true highlight – ideal for children to play, gardening enthusiasts to indulge their passion, or simply a peaceful spot to enjoy the fresh air during the warmer months.

With ample parking space for two vehicles, this home offers both practicality and ease of living. The spacious layout and potential for personalisation mean that this property is not just a house – it's a place where lasting memories can be made.

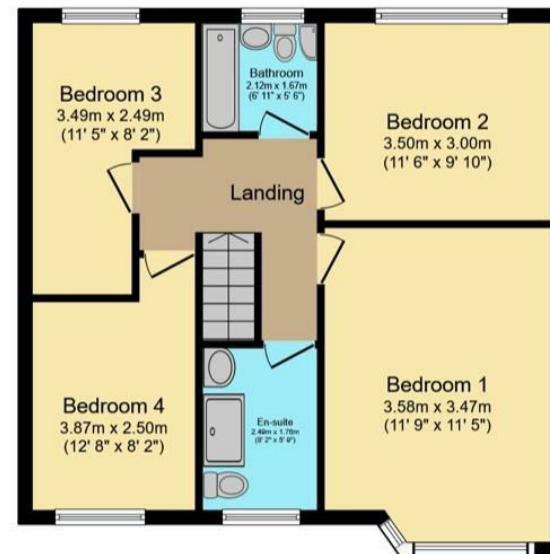
In summary, this charming semi-detached house on Salisbury Avenue presents an outstanding opportunity for those seeking a blend of comfort, space, and modern living in a desirable location. Don't miss the chance to make this wonderful property your own.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor

Floor area 81.2 sq.m. (875 sq.ft.) approx

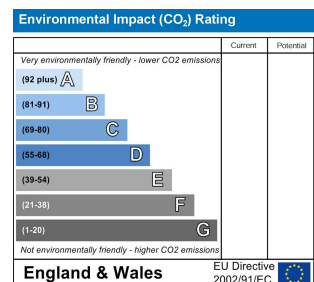
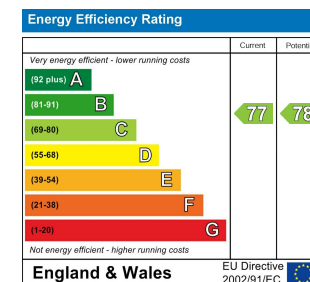


First Floor

Floor area 60.3 sq.m. (649 sq.ft.) approx

Total floor area 141.6 sq.m. (1,524 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



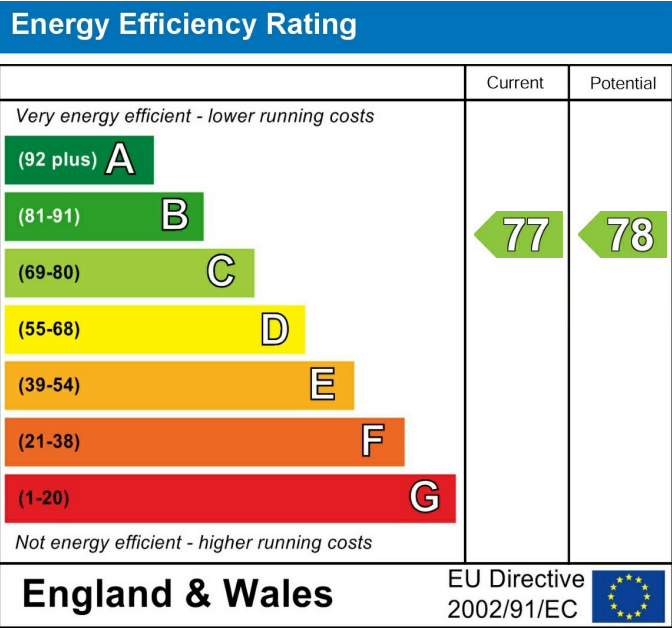
General Remarks
GENERAL REMARKS

TENURE
This property is Leasehold with 800 years from 29 September 1955

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









