







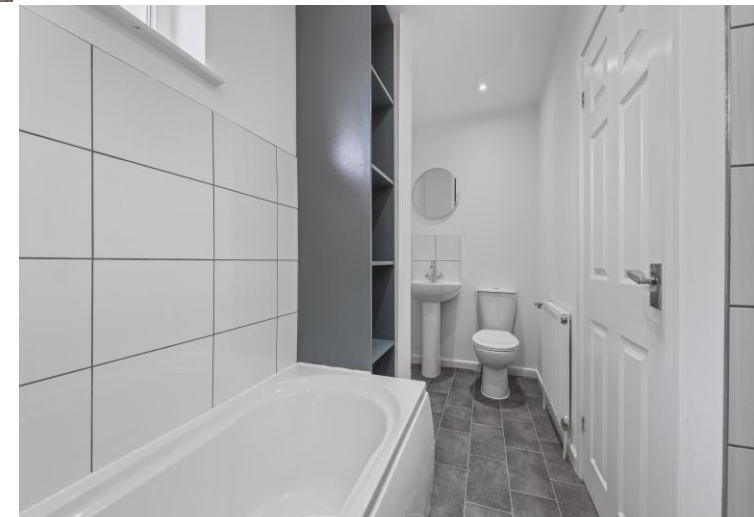
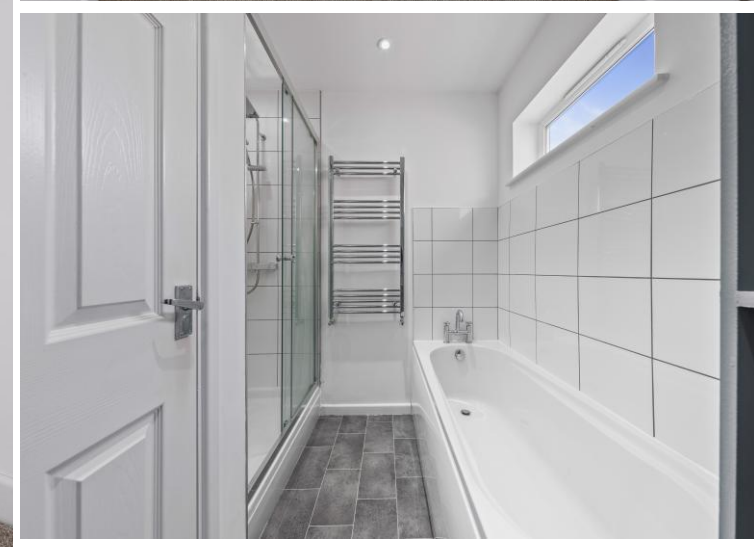
34 Hartington Road

Dronfield • Derbyshire • S18 2LF

Guide Price £200,000 to £210,000

Offered with no onward chain and modernised throughout, this well-presented three-bedroom semi-detached home is ideal for couples, professionals, first-time buyers, or investors. Located within walking distance of Dronfield Henry Fanshawe secondary school and close to local amenities, the property offers both convenience and lifestyle appeal. On entry, a spacious lounge-diner provides a versatile living area that can be styled to suit your preferences—perfect for entertaining or relaxing. Beyond this space, the kitchen is fitted with an integrated electric oven, hob, and dishwasher, alongside storage cupboards and room for freestanding appliances. A large sliding door opens onto the rear yard, creating a smooth indoor-outdoor flow. Upstairs, the principal bedroom is a double room overlooking the rear of the property. Bedroom two is also a double and faces the front, while bedroom three is a well-sized single—ideal as a nursery, study, or dressing room. A modern four-piece bathroom completes the first floor, featuring a bath, separate shower, WC, and wash basin. Externally, the rear yard is low maintenance and fully decked, with a side gate providing rear access.



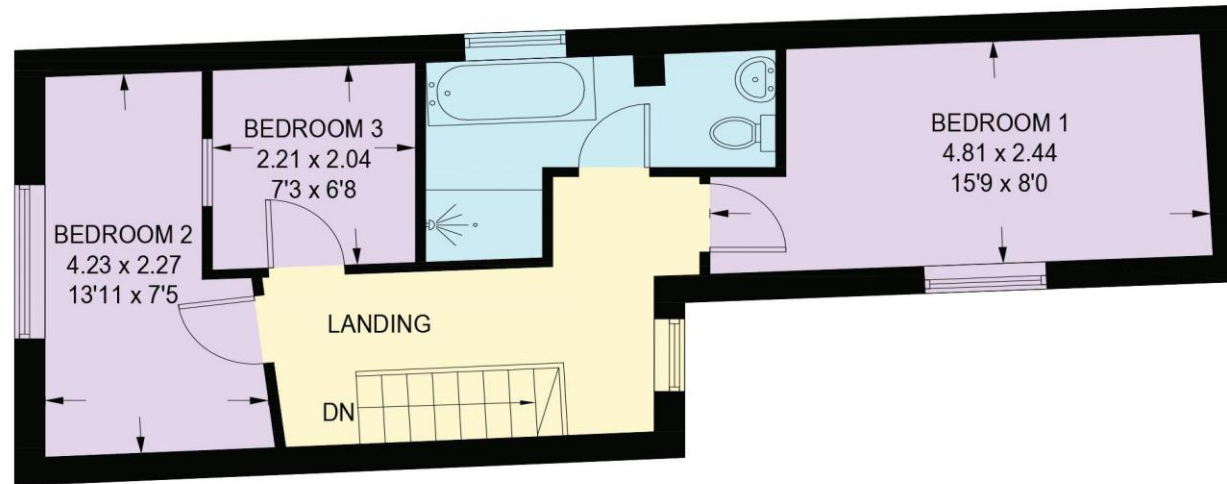


- Three Bedroom Semi-Detached
- Open-Plan Living-Diner
- Modern Four Piece Bathroom
- Modern Kitchen w/ Storage Cupboards
- Low Maintenance Rear Yard
- Offered With No Onward Chain
- Two Double Bedrooms & One Single
- Close To Amenities
- Perfect For First Time Buyers & Investors
- EPC Rating: C / Council Tax Band A

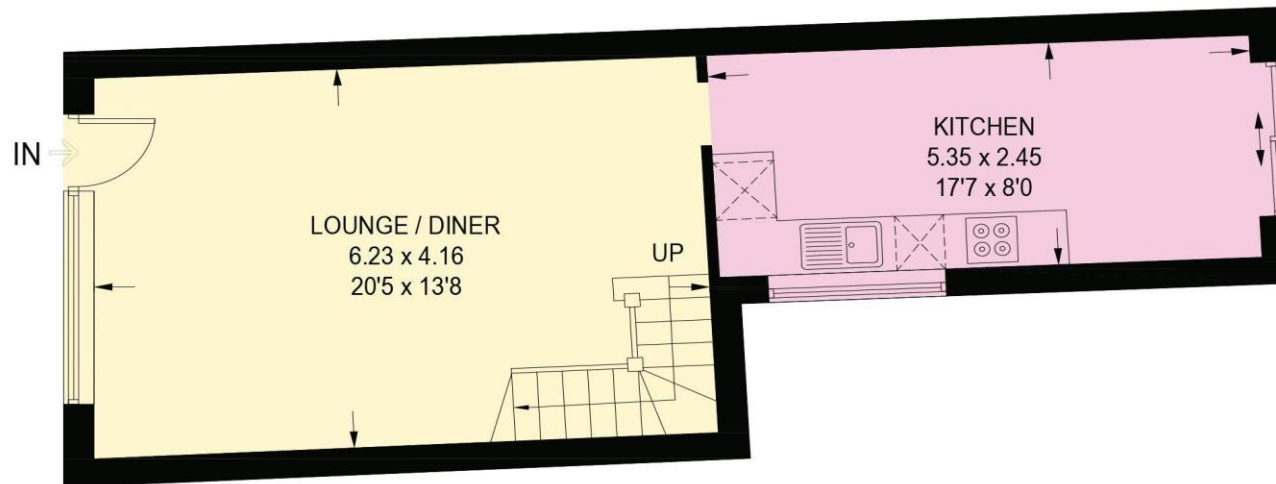


34 HARTINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 77.8 SQ M / 837.4 SQ FT



FIRST FLOOR = 38.9 SQ M / 418.3 SQ FT



GROUND FLOOR = 38.9 SQ M / 419.1 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1176622)

