



37 The Avenue, Dronfield, Derbyshire, S18 2LR





# 37 The Avenue

Offers Around

## £315,000

An excellent opportunity to acquire a three double bedroomed and two bathroomed semi detached house which benefits from a double story rear extension creating a superb family home.

Most conveniently located close to renowned local schooling, park and a host of local amenities including regular bus service and shops on Greendale, the property benefits from gas fired central heating via a boiler that has been installed during recent years, uPVC double glazing and briefly comprises: entrance hall, separate living room, superbly equipped breakfast kitchen, family/dining/entertaining room which is an extension across the rear, first floor landing off which opens two double bedrooms. Superb family bathroom with bath and separate shower, master bedroom with en-suite shower room.

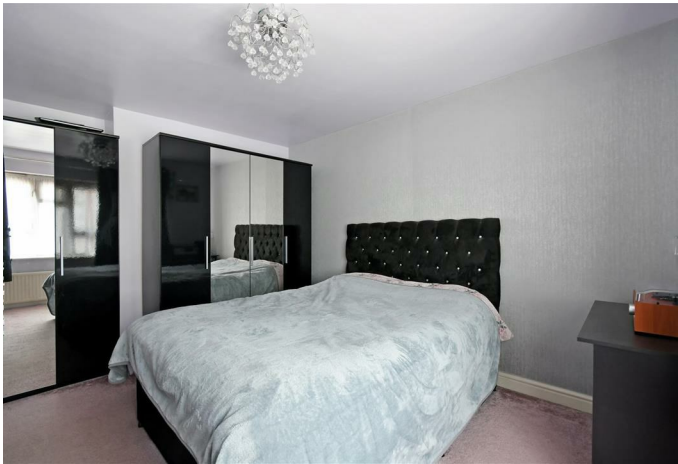
Block paved forecourt parking, private extensively paved rear garden.



- Superb family home
- Double story rear extension
- Three double bedrooms
- Two Bathrooms
- Master bedroom with en-suite shower room
- Well presented throughout
- Most convenient location
- Close to renowned schooling and shops
- Council Tax Band A
- EPC: D / Freehold









# 37 THE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 107.0 SQ M / 1151 SQ FT

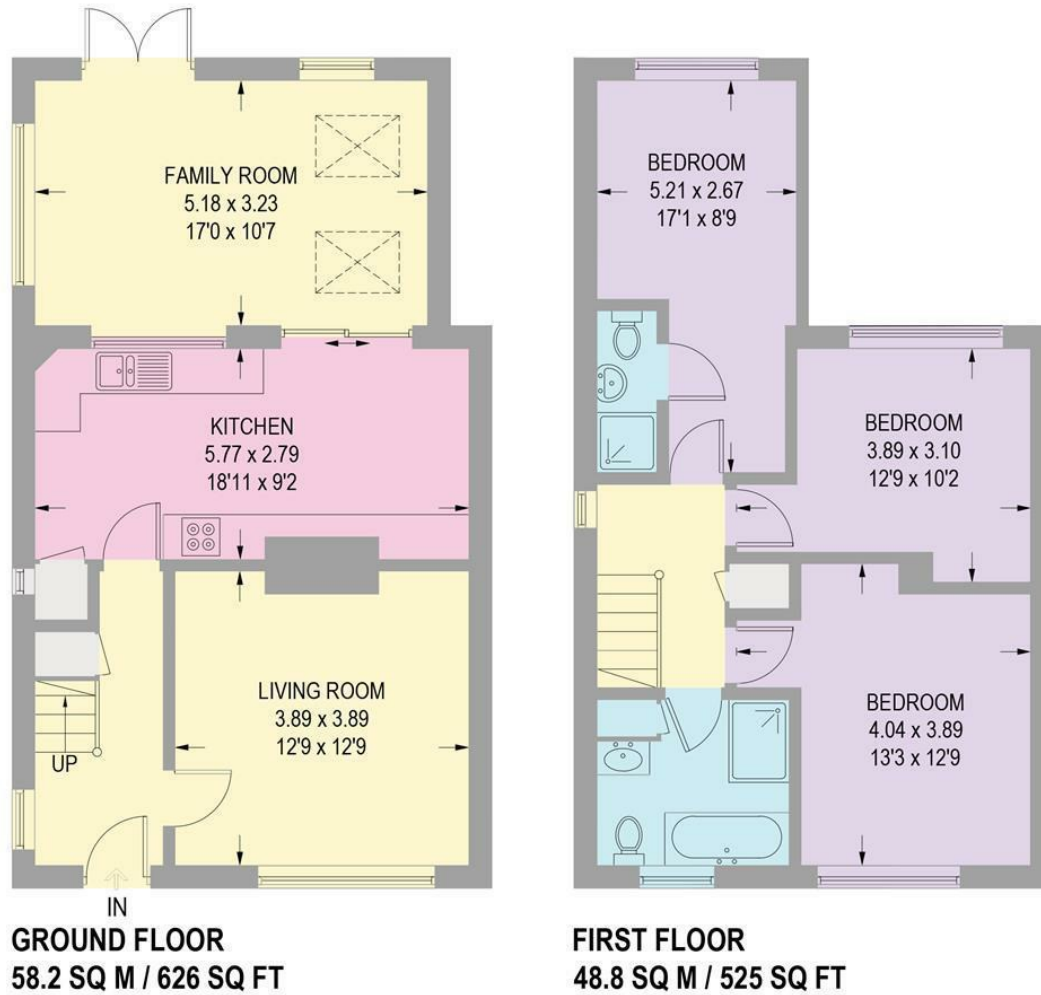


Illustration for identification purposes only, measurements are approximate, not to scale.

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.\*

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