



122 Hilltop Road, Dronfield, S18 1UN



122 Hilltop Road

Guide Price

£315,000

Guide price £315,000 - £320,000

Enviably located on the rural fringe of the town this 1930's semi detached house overlooks the golf course and is the perfect opportunity to acquire a property within this increasingly desirable locality.

Offering a gas fired central heating system via a condensing boiler which was installed approximately 3 years ago, the double glazed accommodation is complemented by a most attractive and established private south facing rear garden. Entrance hall, front sitting room with bay window and feature fireplace, kitchen, dining room, large garden room. Landing, boarded loft space, double bedroom with built in wardrobes, second double bedroom with airing cupboard, fitted wardrobe and appealing views, third single bedroom and bathroom with a white suite installed around 2015.

Driveway, attractive private gardens, viewing recommended.



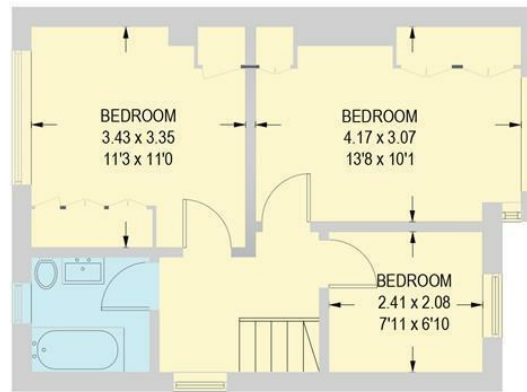
- Sought after residential location
- Two double bedrooms and one single bedroom
- Established private south facing rear garden
- Three reception rooms
- Large garden room
- Gas central heating and uPVC double glazing
- EPC: E
- Tenure: FREEHOLD
- Council Tax Band: C
- Views over the golf course



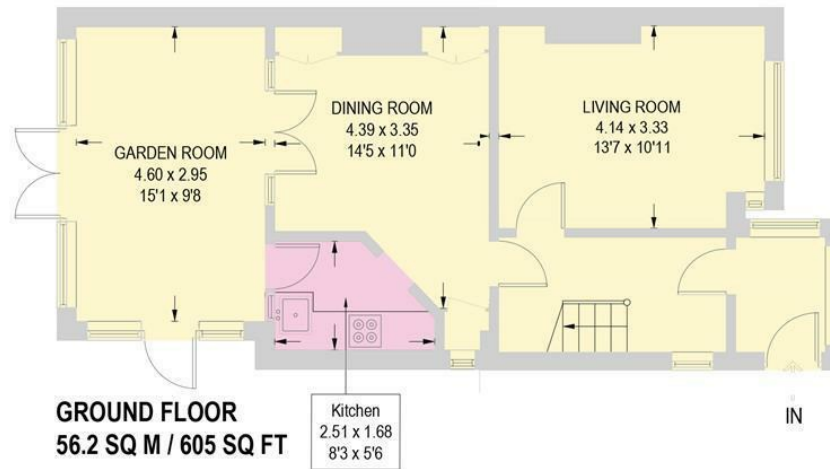


122 HILLTOP ROAD

APPROXIMATE GROSS INTERNAL AREA = 95.9 SQ M / 1032 SQ FT



FIRST FLOOR
39.7 SQ M / 427 SQ FT



GROUND FLOOR
56.2 SQ M / 605 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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