



36 Wilson Road, Coal Aston, Dronfield, Derbyshire, S18 3AD

Saxton Mee

36 Wilson Road

Coal Aston

Offers In The Region Of

£220,000

An immediately appealing two double bedroomed stone fronted mid terraced cottage which is conveniently located on a popular road close to a good range of local amenities including shops and renowned schooling.

Having excellent access to the city centre, motorway network and St James Retail Park, the well presented property offers nicely proportioned accommodation which is arranged over three floors and benefits from the roof having been recovered, uPVC double glazing and gas central heating.

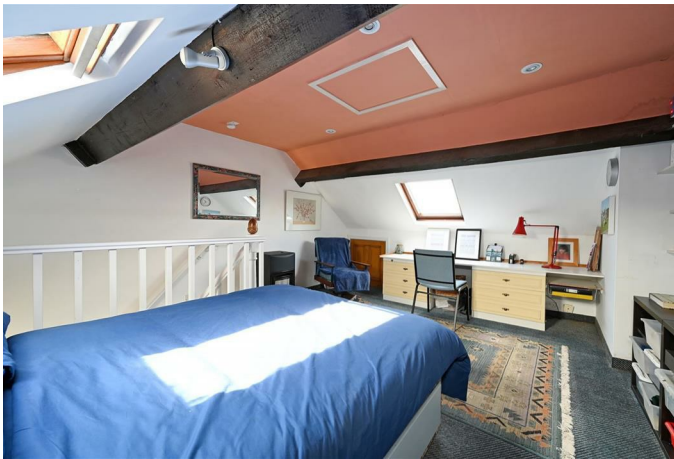
Entrance porch, living room with feature fireplace, excellent dining kitchen which leads through from the living room, cellar head and steps down to the cellar which lies beneath the front sitting room. First floor landing, double bedroom with built in wardrobes and shower over the stair head, bathroom with white suite including a bath with shower over, study which is ideal for anyone working from home with built in cupboards/wardrobes and from which a staircase ascends up to the excellent second floor double bedroom two which has most useful eaves storage space.

Forecourt and most attractive private rear garden with lawn and patio.

The property benefits from a burglar alarm.

- Nicely presented
- Accommodation over three floors
- Two double bedrooms plus study
- Convenient location
- Roof re-tiled
- Attractive gardens to the rear
- Close to local amenities
- EPC:
- Freehold
- Council Tax Band: A





36 WILSON ROAD

APPROXIMATE GROSS INTERNAL AREA = 83.6 Q M / 899 SQ FT

(EXCLUDING EAVES)

CELLAR = 11.8 Q M / 127 SQ FT

TOTAL = 95.4 Q M / 1026 SQ FT

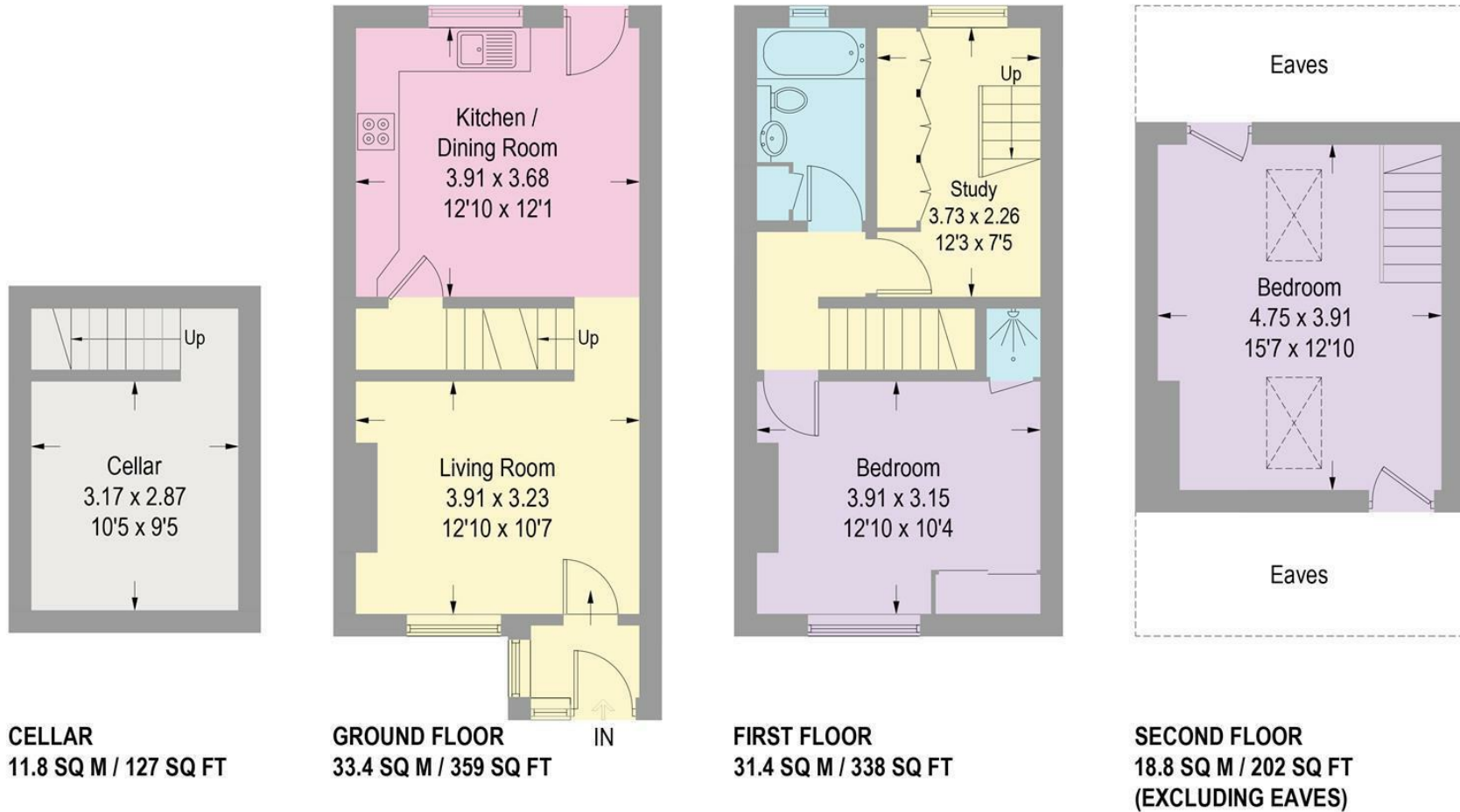


Illustration for identification purposes only, measurements are approximate, not to scale.

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