



Two Rowans, 16 Manor Crescent, Dronfield, S18 1PU

Saxton Mee

# 16 Manor Crescent

Offers In The Region Of

## £300,000

Offering three good size bedrooms along with a study, this deceptively well proportioned bungalow has been extended to the rear and is a great opportunity to purchase a conveniently located dwelling which stands only a few hundred yards from the nearby Civic Centre and Sainsburys supermarket.

Offered for sale with no upward chain and vacant possession upon completion the property is double glazed and has gas fired central heating. The property is in need of some general updating and briefly comprises: hall, study, split level 'L' shaped living/dining room, good size extended kitchen, inner hall, three double bedrooms and excellent shower room having been fitted during recent years. There is a large loft space ideal for storage which is mainly boarded, having power and light and loft ladder.

Block paved drive, attached single garage and gardens to the front, side and rear along with private patio having afternoon sun.

- Deceptively well proportioned
- Three good size bedrooms and superb shower room
- Two reception rooms and study
- Block paved drive with ample parking
- Attached garage and private gardens to three sides
- Gas central heating and double glazing
- Most convenient location
- No upward chain
- Tenure: Leasehold
- EPC: D Council Tax Band: D





# 16, MANOR CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 91.6 SQ M / 986 SQ FT  
 GARAGE = 13.7 SQ M / 147 SQ FT  
 TOTAL = 105.3 SQ M / 1133 SQ FT

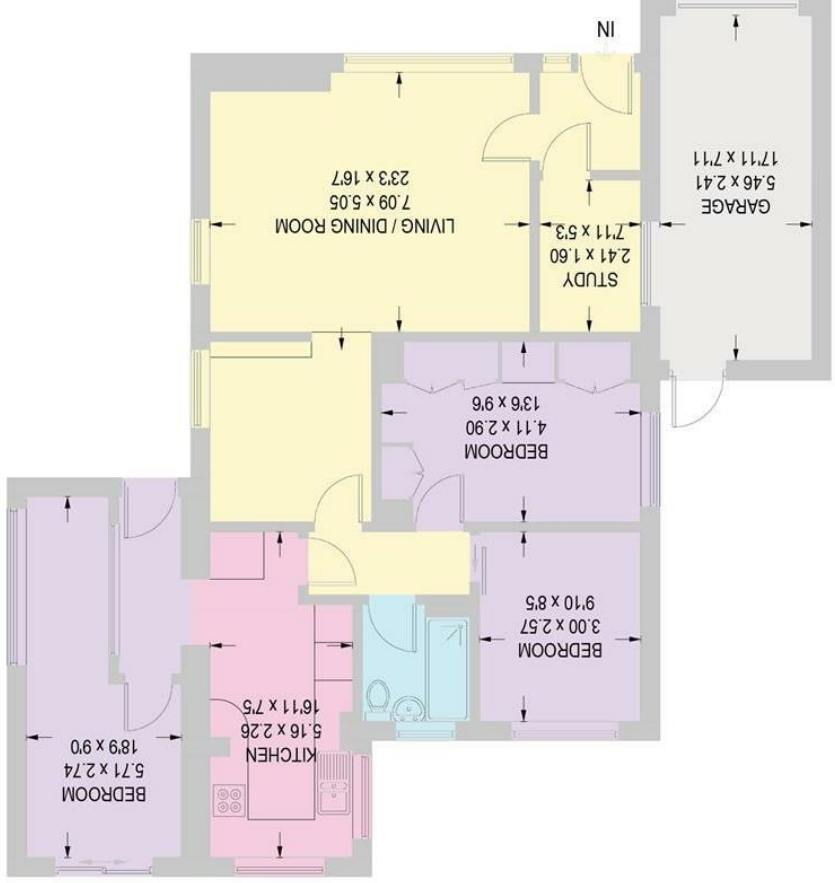


Illustration for identification purposes only.  
 measurements are approximate, not to scale.

## GROUND FLOOR

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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