

**FOR SALE**  
Residential  
**Saxton Mee**  
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113 Eckington Road, Coal Aston, Dronfield, S18 3AX

Saxton Mee

# 113 Eckington Road

## Coal Aston

Price Guide

# £300,000

Guide price £300,000 - £310,000

Welcome to this charming 1930's semi-detached house located on Eckington Road in the delightful village of Coal Aston, Dronfield. This property boasts three bedrooms, making it perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a well-presented interior with modern appointments including gas central heating and uPVC double glazing. The property comprises: hall, bay windowed living room having archway to the good size dining room with ornamental recess to the chimney breast, and well equipped kitchen. Landing, bedroom one with a range of superb fitted wardrobes and an impressive view to the rear, second double bedroom, single bedroom and excellent bathroom.

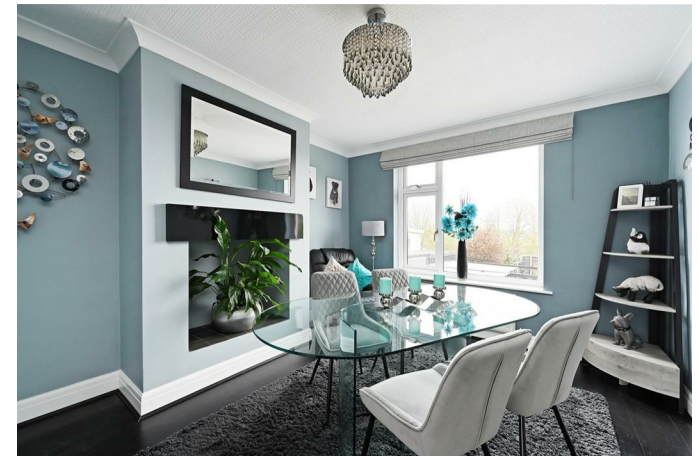
One of the highlights of this home is the stunning rear garden, offering a picturesque view and a tranquil escape from the hustle and bustle of everyday life. The stone patio and contemporary pergola add a touch of elegance to the outdoor space, perfect for relaxing or entertaining guests. There is a most useful large undercroft storage space. Tarmac driveway with parking for two.

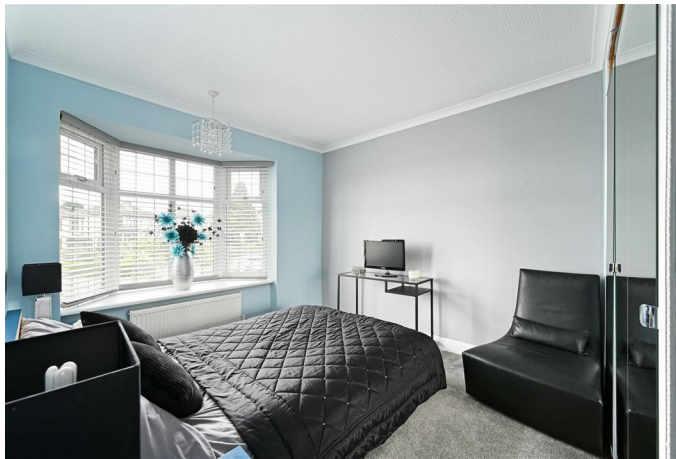
Situated in a great location, this property provides easy access to local amenities, renowned schooling, and transport links, making it an ideal choice for those seeking convenience and a sense of community.

Don't miss out on the opportunity to own this lovely house with its charming character and beautiful rear garden. Contact us today to arrange a viewing and make this house your new home!



- Lovely 1930's well presented family home
- Beautiful good size rear garden with impressive views
- Most conveniently located with renowned schooling close by
- Excellent amenities nearby
- Ease of access into Dronfield/ Ring Road / Sheffield City Centre / Motorway Network
- Gas central heating and uPVC double glazing
- Immaculate throughout
- Freehold
- EPC: C
- Council Tax Band: B





# 113 ECKINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.3 SQ M / 1014 SQ FT

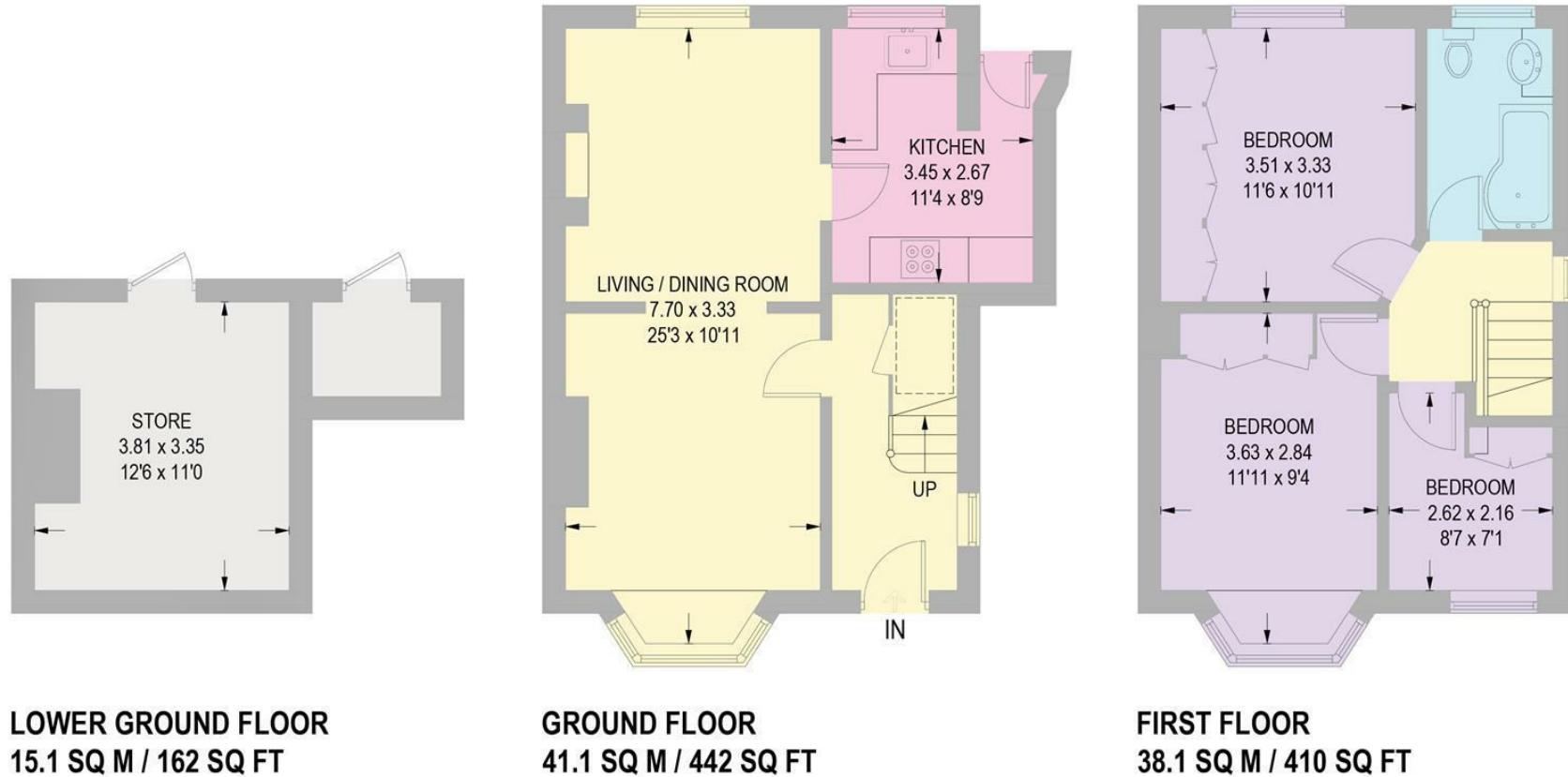


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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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