



9 Wilson Street, Dronfield, S18 1SP

Saxton Mee

# 9 Wilson Street

Price Guide

## £180,000

Price Guide £180,000 - £185,000

Welcome to Wilson Street, Dronfield - which offers the perfect setting for your new home. This mid-terrace house boasts a cosy reception room, excellent dining kitchen, cellar, landing, two spacious double bedrooms, and superb bathroom (fitted in recent years along with a new Ideal combination boiler).

Situated in the heart of Dronfield, this property is in the most convenient location, with easy access to local amenities and transport links. The area is known for its renowned local schooling, making it an ideal choice for families with young children.

Whether you're a first-time buyer or a young family looking to settle down, this house is sure to meet your needs. The lovely rear garden, complete with a stone patio, provides an excellent outdoor space where you can relax and unwind.

Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning your future in this lovely property.



- Perfect for first time buyer or small family
- Most convenient location
- Close to renowned schooling, train station and park
- uPVC double glazing and new Ideal combination boiler in recent years
- Sitting room, dining kitchen, rear porch and cellar
- Two good size bedrooms and superb bathroom fitted around 2021/2022
- Indian stone patio and useful store
- EPC: D
- Council tax band: A
- Tenure: Freehold





# 9 WILSON STREET

APPROXIMATE GROSS INTERNAL AREA = 66.4 SQ M / 714 SQ FT

CELLAR = 8.4 SQ M / 90 SQ FT

TOTAL = 74.8 SQ M / 804 SQ FT

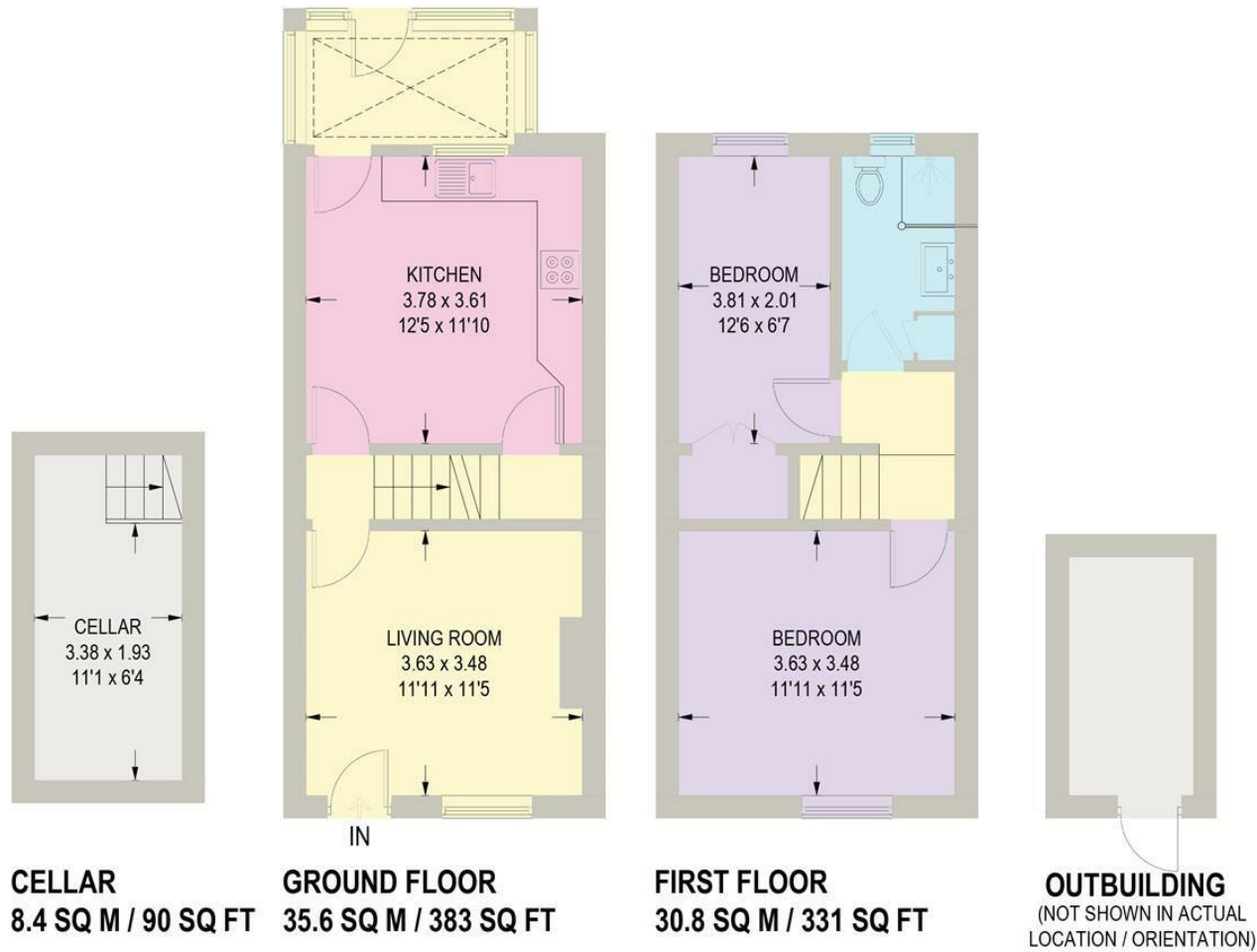


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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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