



96 Green Lane, Dronfield, S18 2FH



# 96 Green Lane

## £270,000

This excellent three bedroomed semi detached house is a great opportunity for a family or first time buyer to acquire a sensibly priced property which is conveniently located for renowned local schooling.

Offered for sale with vacant possession and no upward chain the property benefits from a good size south facing rear garden, gas central heating, double glazing and briefly comprises: Reception area opening directly into the good sized living room which has a bay window and twin doors to the good size dining kitchen which has a range of fitted unit and useful understairs pantry/store. Opening off the landing on the first floor are two double bedrooms, single bedroom and bathroom with white suite.

Tarmac drive, garage and useful store. Good sized south facing mainly lawned rear garden.

- Excellent 1930's semi detached house
- Convenient location close to renowned schooling
- Impressive southerly views
- Ample parking and garage
- Good sized mainly lawned south facing garden
- Gas central heating and double glazing
- Good size living room and excellent kitchen
- Sensibly priced
- No upward chain
- EPC: D / Tenure : Council Tax Band: B





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APPROXIMATE GROSS INTERNAL AREA = 75.3 SQ M / 811 SQ FT

GARAGE = 12.1 SQ M / 130 SQ FT

STORE = 9.9 SQ M / 106 SQ FT

TOTAL = 97.3 SQ M / 1047 SQ FT

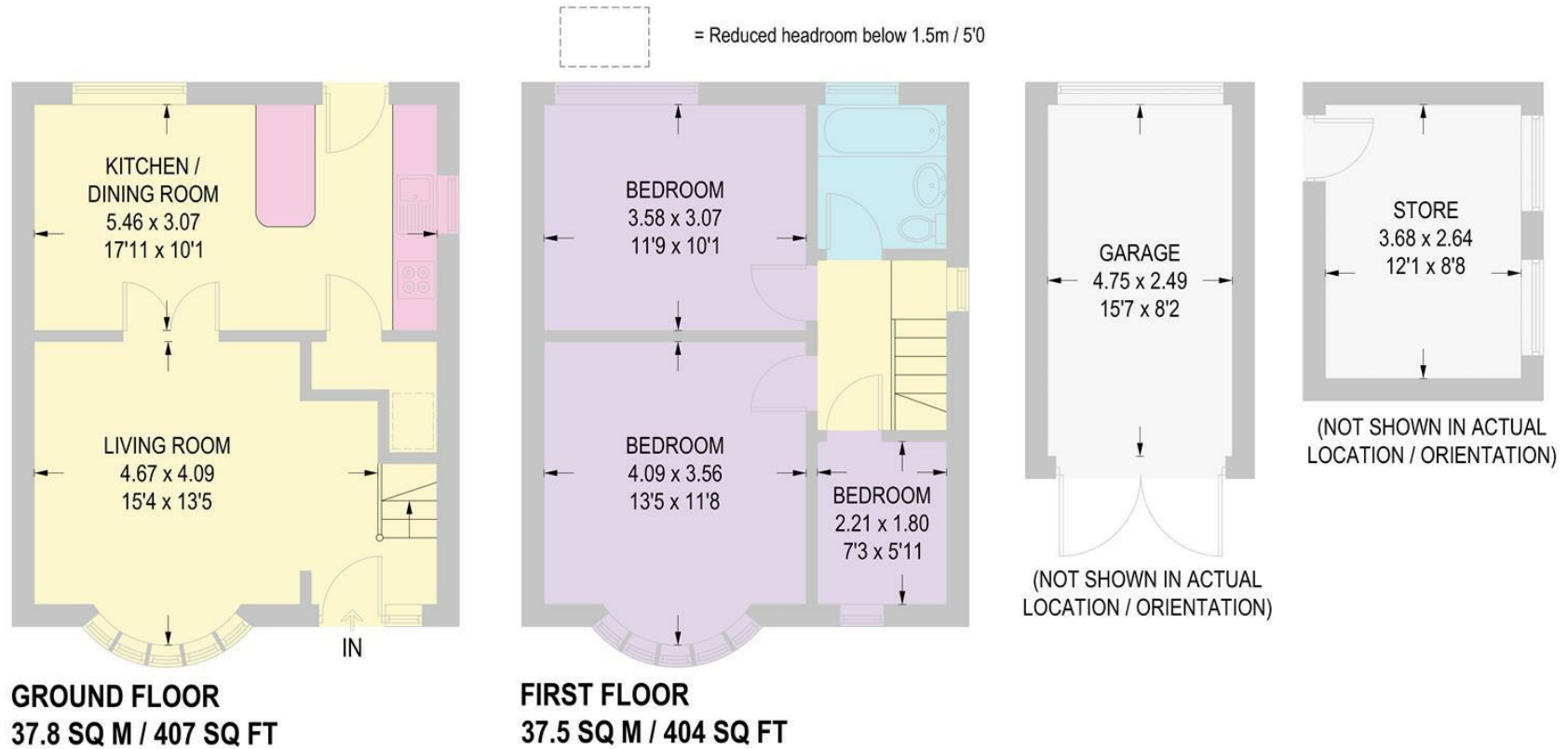


Illustration for identification purposes only, measurements are approximate, not to scale.

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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