



50 Eckington Road, Coal Aston, Dronfield, S18 3AW

Saxton Mee

# 50 Eckington Road

## Coal Aston

£265,000

Most conveniently located this excellent three bedroomed semi detached house benefits from being extended to the rear where there is a private south facing rear garden.

The property is offered for sale with no upward chain and offers gas fired central heating, double glazing and stands close by to local shops and renowned schooling. An entrance porch opens through to the hall, extended breakfast kitchen, bay windowed living/dining room, first floor landing with two double bedrooms, bedroom three being ideal as a small childs bedroom/nursery or study. Bathroom with coloured suite.

Front garden with lawn and hedging, driveway, single sectional garage. Mainly lawned rear garden with patio and shed.

- Conveniently located
- No upward chain
- Nearby renowned schooling and shops/bus services
- Gas central heating and double glazing
- Private south facing rear garden
- Drive and garage
- Sensibly priced reflecting the need for general updating
- EPC D
- Council tax Band: B
- Tenure:





# 50 ECKINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 84.2 SQ M / 906 SQ FT  
(EXCLUDING GARAGE)



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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

