



130 Oakhill Road, Dronfield, S18 2EN



# 130 Oakhill Road

Offers Around

## £310,000

A great opportunity to acquire a well proportioned three bedroomed semi detached house which has been considerably extended to the side creating a snug/additional sitting room which overlooks the attractive rear garden which has potential to be used as a fourth bedroom with there being an adjacent utility which could possibly become a downstairs shower room.

There is also an entrance hall, downstairs WC, fitted kitchen, through lounge/dining room, landing, two double bedrooms , single bedroom and bathroom.

The property has gas fired central heating and double glazing having been generally well maintained although certain fittings are slightly dated.

Drive, attached garage and attractive rear garden which takes advantage of the south easterly aspect and is mainly laid to lawn with shrub beds and patio.

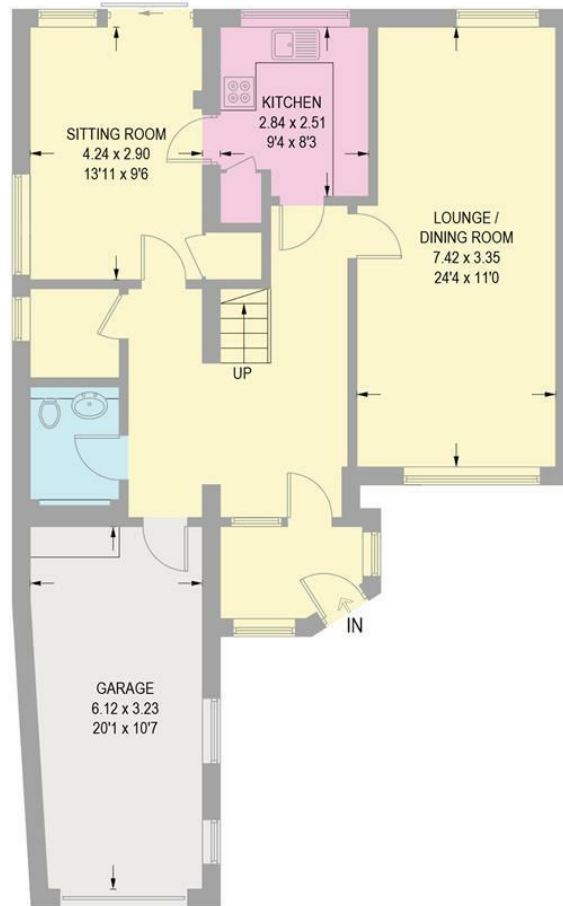
- Popular and established residential location
- Attractive south easterly facing rear garden
- Considerably extended
- Additional snug / fourth bedroom
- Gas central heating and double glazing
- Perfect for a family
- No upward chain
- EPC
- Council Tax Band C
- Tenure: Leasehold



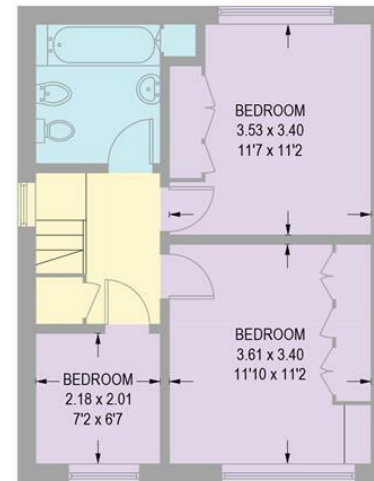


# 130 OAKHILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 133.7 SQ M / 1439 SQ FT



**GROUND FLOOR**  
91.9 SQ M / 989 SQ FT



**FIRST FLOOR**  
41.8 SQ M / 450 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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