



46 Pentland Road, Dronfield Woodhouse, Dronfield, S18 8ZQ



46 Pentland Road

Dronfield Woodhouse

£260,000

A most appealing three bedroomed semi detached house which has been recently updated to include new carpets and brand new fitted Howdens kitchen in September 2023.

Being favourably located opposite Sindelfingen Park with a good range of local amenities close by including shops, doctors and pharmacist and within easy reach of the renowned local schools, this house would make an ideal family home. There is uPVC double glazing and gas central heating to the property along with a level lawned garden and garage to the rear with the combination boiler having been recently serviced.

Entrance hall, through lounge/dining room, impressive new kitchen. First floor landing, two double bedrooms, single third bedroom and family bathroom with a white suite and shower over the bath.

Lawns to the front and rear, garage (with new rubberised roof and garage door) widened drive and parking to the rear.



- No upward chain
- Three bedroomed semi detached family home
- Newly refurbished to include new kitchen by Howdens in September 2023
- Newly decorated and carpeted throughout
- Detached garage with new roof and door
- Close to local amenities, renowned schooling and park
- EPC: D
- Tenure: Freehold
- Council Tax Band:

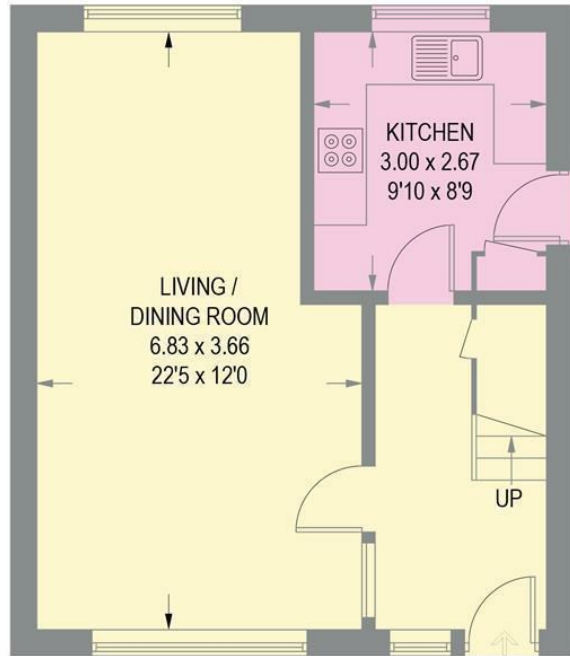


46 PENTLAND ROAD

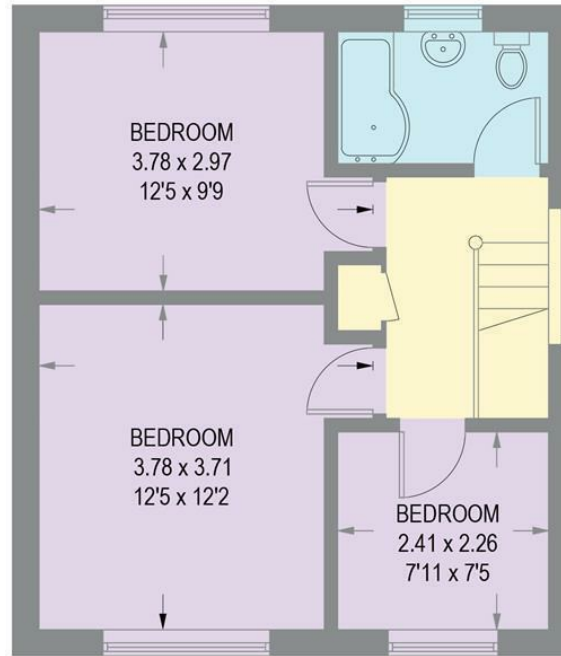
APPROXIMATE GROSS INTERNAL AREA = 79.1 SQ M / 851 SQ FT

GARAGE = 14.5 SQ M / 156 SQ FT

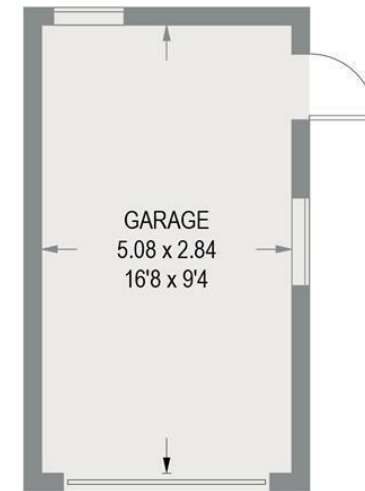
TOTAL = 93.6 SQ M / 1007 SQ FT



GROUND FLOOR
39.7 SQ M / 427 SQ FT



FIRST FLOOR
39.4 SQ M / 424 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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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