



77 Firthwood Road, Coal Aston, Dronfield, Derbyshire, S18 3BX

Saxton Mee

77 Firthwood Road

Coal Aston

Offers In The Region Of

£335,000

This outstanding three bed roomed detached bungalow is most favourably located with views over Frith Woods and within easy reach of a host of local amenities including the Greendale shopping precinct.

Attractively refurbished within the last few years to have the benefit of a modern fitted kitchen and superb shower room, the surprisingly spacious accommodation has the preferred layout with the living accommodation to the rear opening out onto the attractive well established rear garden from the conservatory which enjoys an excellent degree of privacy.

Offering gas fired central heating and uPVC double glazing the property briefly comprises: spacious dining kitchen, nicely proportioned living room, excellent uPVC double glazed conservatory/sun lounge, two double bedrooms, single bedroom and impressive shower room.

Large car port, well established level rear garden which takes full advantage of the afternoon sun.

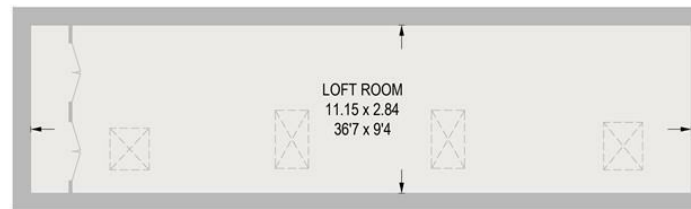


- Three bedrooms
- Excellent uPVC double glazed conservatory to the rear
- Views over Frith Wood
- Modern fitted kitchen and bathroom
- uPVC double glazing and gas central heating
- Spacious lounge to the rear
- Ideal location close to shops and schools
- EPC: D
- Council Tax Band: C
- Leasehold

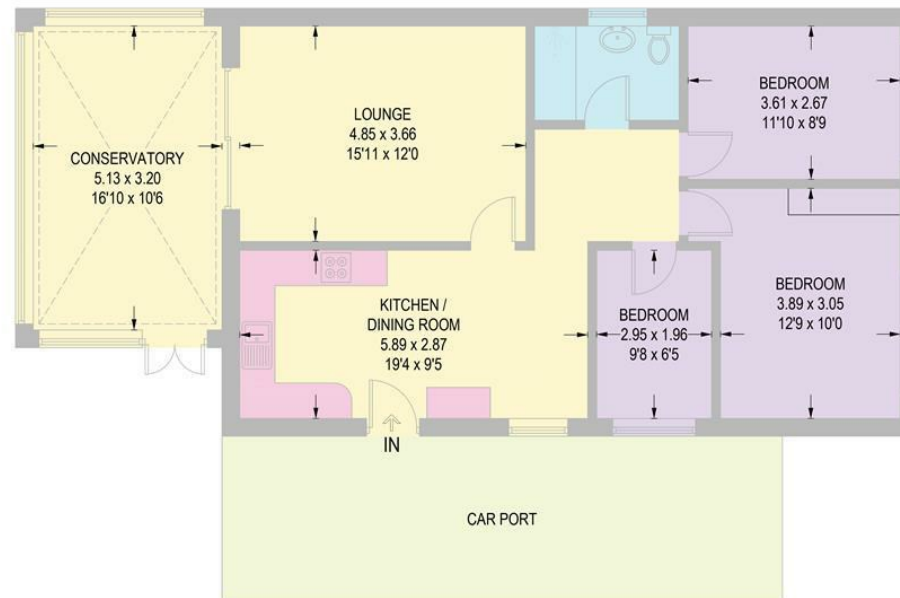


77 FIRTHWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 124.7 SQ M / 1342 SQ FT



FIRST FLOOR
31.9 SQ M / 343 SQ FT



GROUND FLOOR
92.8 SQ M / 999.0 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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