



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

Saxton Mee

62 Eckington Road

Coal Aston

£250,000

Set back from the road is this appealing three bedroomed semi detached house with a private south facing rear garden.

Offering gas fired central heating, double glazing and is close to local shops and renowned schooling. The property briefly comprises: entrance hall, through lounge/dining room, kitchen, downstairs WC and conservatory which leads onto the garden.

First floor landing, two double bedrooms and single bedroom three. Modern bathroom with shower over the bath.

Long driveway provides ample parking, attached garage and rear garden with patio area, summerhouse and lawns.



- Three bedroomed semi detached house
- Attached garage and parking
- Double glazing and gas central heating
- Good residential location
- Close to local shops and renowned schooling
- No upward chain
- Tenure: Leasehold
- EPC
- Council tax Band B



62 ECKINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 86.6 SQ M / 932 FT

GARAGE = 9.7 SQ M / 104 SQ FT

TOTAL = 96.3 SQ M / 1036 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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