



17 Melbourne Avenue, Dronfield Woodhouse, Dronfield, S18 8YW

Saxton Mee



# 17 Melbourne Avenue

## Dronfield Woodhouse

### £330,000

An excellent opportunity to acquire an affordable 3-4 bedroomed detached dormer style house on this highly sought after road which stands within easy reach of a comprehensive range of local amenities including superb park, shops, doctors, pharmacist, renowned schooling and regular bus service.

Offered for sale with vacant possession and no upward chain, the property is sensibly priced reflecting the need of general modernisation and updating, although the property does have central heating and is double glazed. Side entrance hall, kitchen, large utility with personnel door to the garage, dining room, lounge, study/bedroom four. First floor landing, three good size bedrooms and bathroom.

Outside: lawned front garden, drive, large garage, private lawned rear garden.

Access is afforded from the garden to the uPVC double glazed garden room/conservatory.



- Sensibly price 3/4 bedroomed detached house
- General modernisation and updating of fittings required throughout
- Highly sought after residential area
- Excellent range of amenities nearby including renowned schooling and park
- Large attached garage
- Private garden
- Gas central heating and double glazing
- No upward chain
- EPC: E
- Freehold / Council Tax Band: D



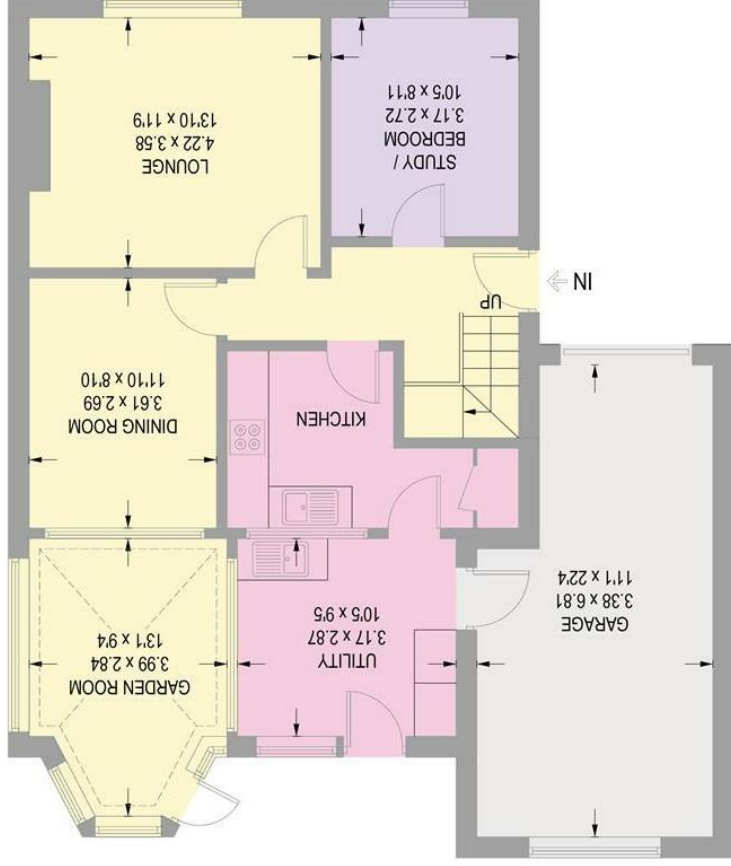




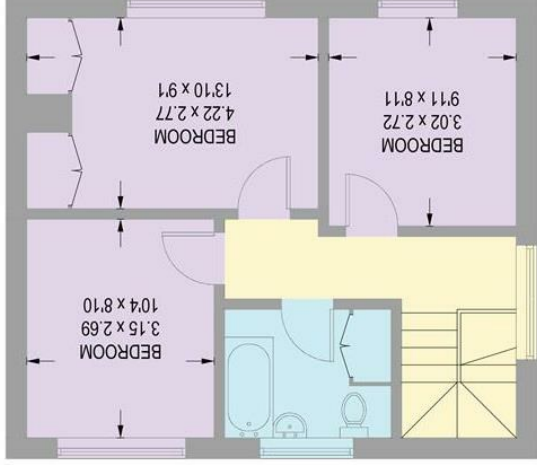


# 17 MELBOURNE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 137.6 SQ M / 1480 SQ FT  
(INCLUDING GARDEN ROOM)



**GROUND FLOOR**  
95.0 SQ M / 1022 SQ FT



**FIRST FLOOR**  
42.6 SQ M / 458 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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