



24 Cemetery Road, Dronfield, S18 1XY

Saxton Mee



# 24 Cemetery Road

Offers Around

## £265,000

Offering an opportunity for a young couple or family to purchase a nicely proportioned three bedroomed semi detached house in a sought after residential location with renowned local schooling and train station nearby.

The property offer gas central heating and double glazing and benefits from off road parking at the front and a generous rear garden with sheds and summerhouse. Entrance hall, bay windowed lounge opening to the dining room which in turn opens to the uPVC double glazed conservatory. Kitchen with a range of units. First floor landing, two double bedrooms both with fitted wardrobes and one single bedroom. Family bathroom with shower over the bath.

B-road front forecourt with steps to the front door. Generous rear garden which is well maintained with patio, lawn, shed and summerhouse.



- Sought after family location
- Generous rear garden
- Three bedrooms and family bathroom
- Scope to open the kitchen to the dining room (subject to usual consents)
- Bathroom with shower over the bath
- Double glazing and central heating
- Sensibly priced
- EPC: D
- Council tax band
- Tenure

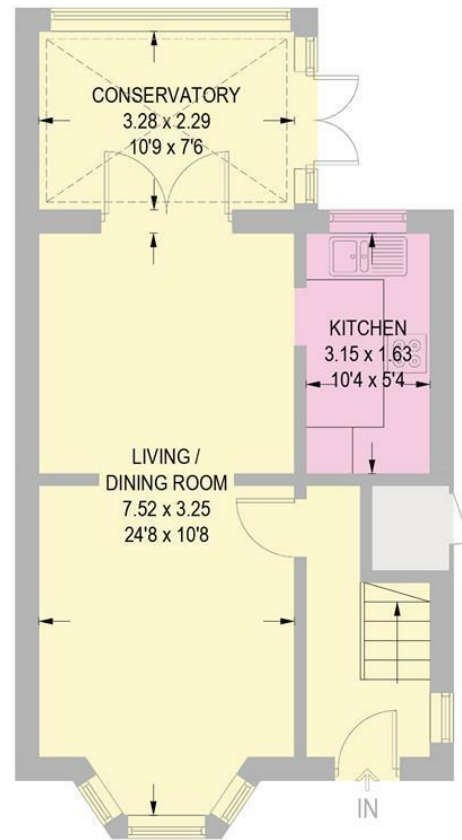




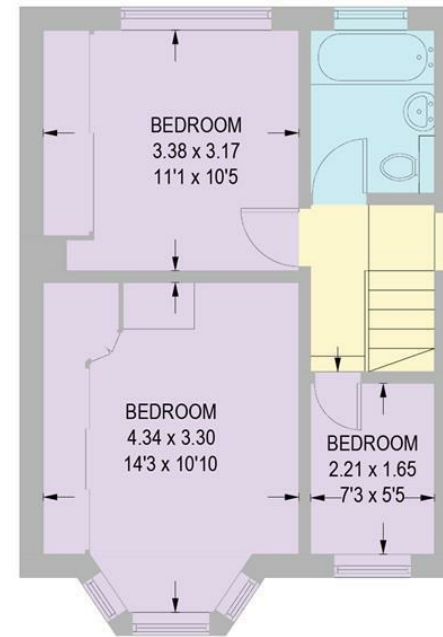


## 24 CEMETERY ROAD

APPROXIMATE GROSS INTERNAL AREA = 79.7 SQ M / 858 SQ FT



**GROUND FLOOR**  
**44.4 SQ M / 478 SQ FT**



**FIRST FLOOR**  
**35.3 SQ M / 380 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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

