



11 Montrose Place, Dronfield Woodhouse, Dronfield, S18 8ZZ

Saxton Mee

11 Montrose Place

Dronfield Woodhouse

Price Guide

£260,000

Price guide £260,000 - £270,000

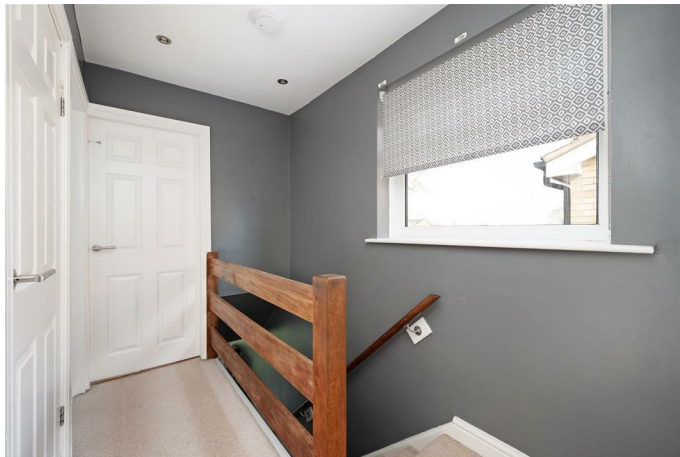
A great opportunity for a young family to purchase a well presented and affordable three bedroomed semi detached house which is favourably located on a small cul-de-sac within this increasingly popular residential area.

Offered for sale with no upward chain the property stands within only a few minutes walk of a good range of local amenities including renowned schooling, park, Co-Op , doctors and pharmacist. Offering gas central heating and double glazing the accommodation briefly comprises: hall, good size living room with feature fireplace, dining room with double glazed French doors to the garden, well equipped kitchen with a range of built in appliances and pantry/store,. First floor landing, two double bedrooms (one with fitted wardrobes to one wall), single bedroom and family bathroom with three piece white suite and shower over the bath.

Drive with ample parking and good sized concrete sectional garage. Enclosed mainly lawned rear garden with sitting out area and garden store.

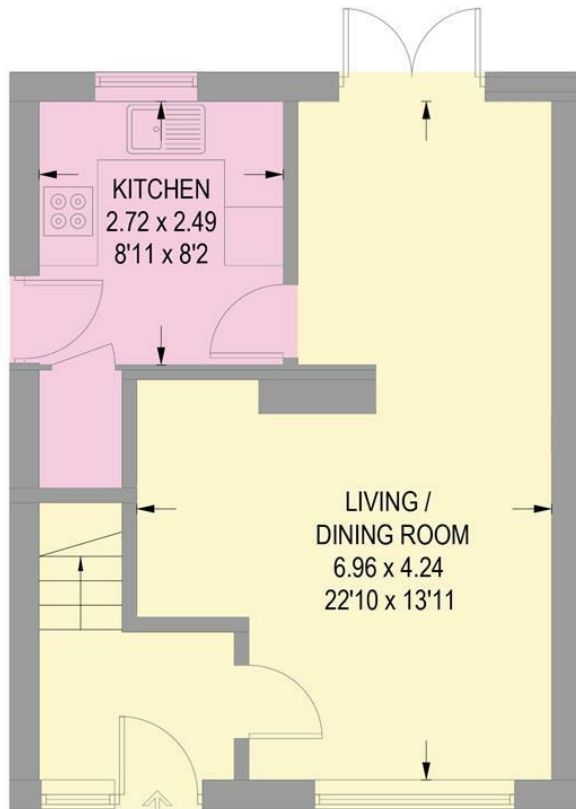
- Well presented three bedroomed semi detached family home
- Most convenient location
- Favoured small cul-de-sac
- Gas central heating and double glazing
- Drive, good size garage and enclosed garden
- Nearby shops, doctors, bus services and park
- No upward chain
- Viewing recommended
- EPC = C
- Tenure : Freehold Council Tax Band: B



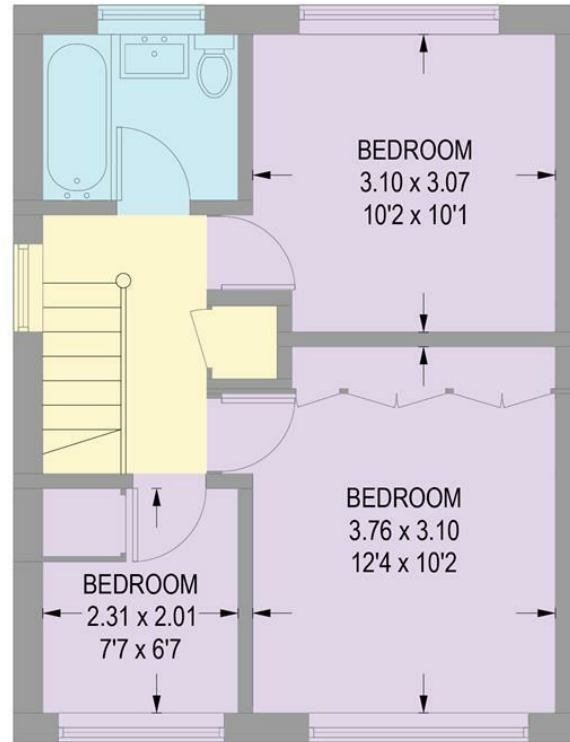


11 MONTROSE PLACE

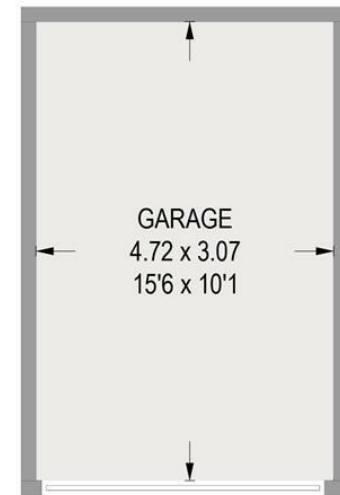
APPROXIMATE GROSS INTERNAL AREA = 73.5 SQ M / 791 SQ FT
GARAGE = 14.3 SQ M / 154 SQ FT
TOTAL = 87.8 SQ M / 945 SQ FT



GROUND FLOOR
37 SQ M / 398 SQ FT



FIRST FLOOR
36.5 SQ M / 393 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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