



Fir Tree Cottage Forrester's Lane, Coal Aston, Dronfield, S18 3AN

Saxton Mee

Fir Tree Cottage Forresters

Coal Aston

£165,000

Set well away from the main thoroughfare approached by a private lane is this immediately appealing two bedroomed stone built semi detached period cottage which is conveniently placed close to the centre of Coal Aston and within easy reach of a comprehensive range of amenities in Dronfield including train station and renowned schooling.

Offered for sale with vacant possession and no upward chain, the property underwent a scheme of works which included a new roof covering and new bathroom. Offering gas central heating (although this has not been tested) and double glazing, the property is in need of upgrading in certain areas which is reflected in the pricing.

Side porch with access to both the front and rear, hall, living room, kitchen, landing, two bedrooms (one with feature period style fireplace) and bathroom with a three piece white suite.

Good size garden to the rear with off road parking and large timber shed to the front.

NOTE: WHEN VIEWING - PLEASE DO NOT DRIVE DOWN THE LANE AS THE ACCESS IS VERY TIGHT AND WE WANT TO BE RESPECTFUL TO THE NEIGHBOURING PROPERTIES AS WE ENVISAGE THERE TO BE A STRONG DEMAND FOR THIS PROPERTY

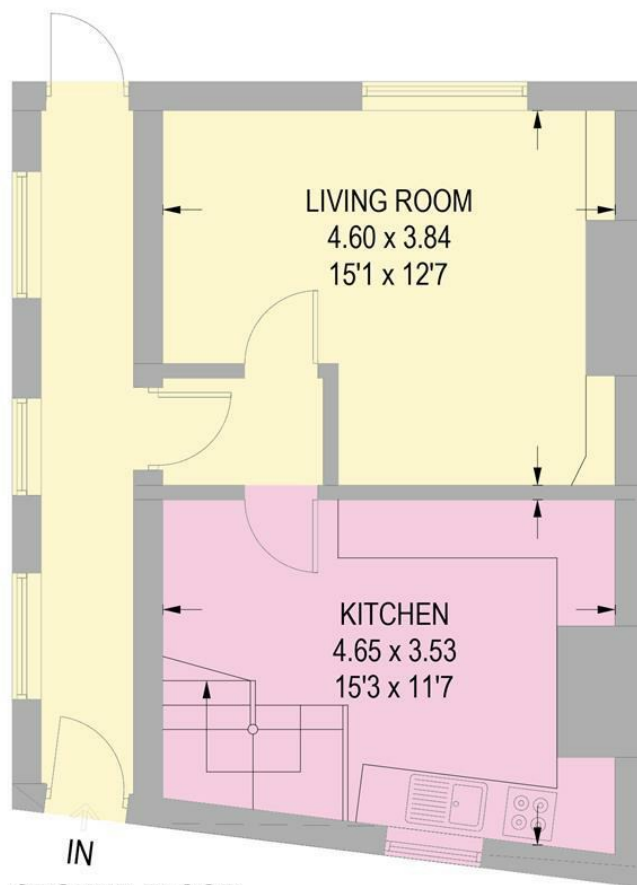


- Attractive stone built period cottage
- Two good size bedrooms
- Sensibly priced reflecting the condition
- Of interest to developer / builder
- Gas central heating (not tested) and double glazing
- New roof covering within recent years
- Large garden and off road parking
- Viewing strictly by appointment only
- EPC: D
- Council Tax Band: Freehold

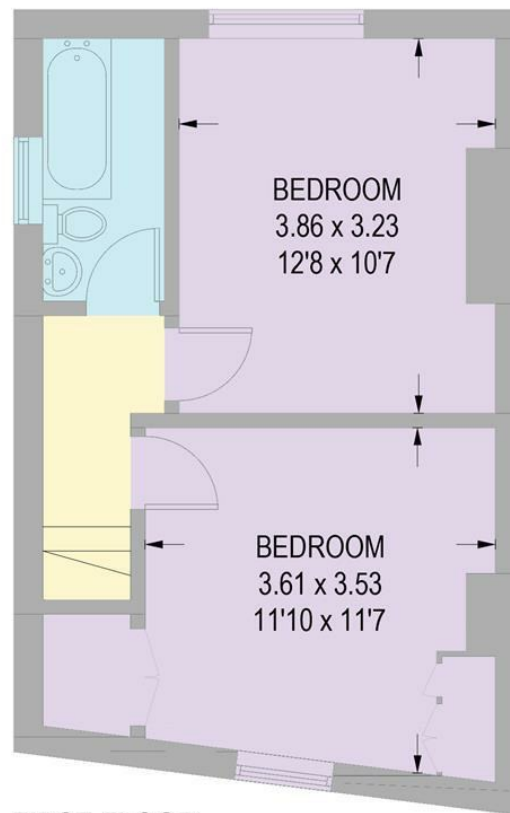


FIR TREE COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 77.4 SQ M / 833 SQ FT



GROUND FLOOR
43.2 SQ M / 465 SQ FT



FIRST FLOOR
34.2 SQ M / 368 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
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

