



15 Grange Avenue, Dronfield Woodhouse, Dronfield, S18 8PH

Saxton Mee

15 Grange Avenue

Dronfield Woodhouse

£199,950

Ideal for first time buyers, young family or investor and being favourably located on a small cul-de-sac within this popular and established development is this two bedroomed semi detached house with parking and gardens.

Having a host of amenities close by including renowned local schooling, superb park, doctors, chemist and shops off Pentland Road. The property benefits from uPVC double glazing and gas central heating with the accommodation having the preferred layout of this style of house with the benefit of a larger dining kitchen and briefly comprising: entrance porch, spacious living, dining kitchen with a range of units. First floor landing, two good size bedrooms (one with fitted wardrobes), and bathroom with shower over the bath.

Driveway parking, enclosed rear garden set down primarily to lawn.

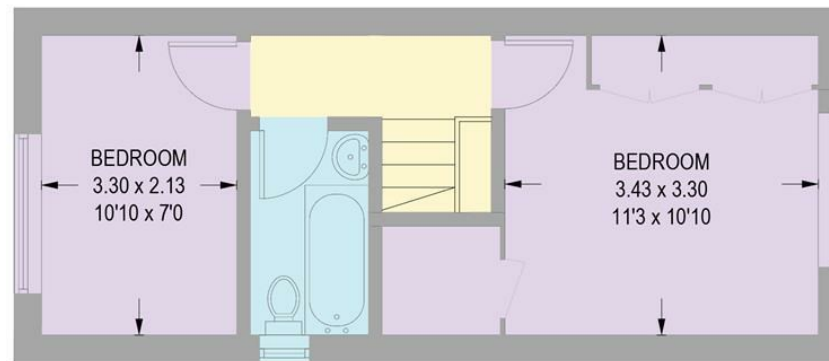
- Perfect for the first time buyer / young family / landlord
- Favoured cul-de-sac location
- Excellent range of amenities nearby including park, schools and shops
- Gas central heating and double glazing
- Drive and lawned rear garden
- No upward chain
- Sensibly priced
- EPC: D
- Council Tax Band B
- Tenure: Freehold



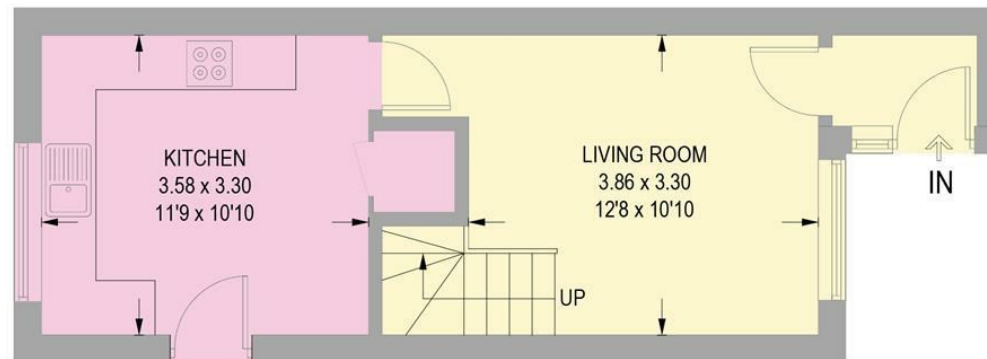


15 GRANGE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 58.4 SQ M / 628 SQ FT



FIRST FLOOR
28.2 SQ M / 303 SQ FT



GROUND FLOOR
30.2 SQ M / 325 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

