



17 Wilson Road, Coal Aston, Dronfield, S18 3AD

Saxton Mee



# 17 Wilson Road

## Coal Aston

### £280,000

Offering four bedrooms, this considerably extended semi detached house is perfect for a family standing within this popular residential area which is conveniently placed for access to Dronfield, Sheffield and St James Retail Park, renowned schooling and nearby train station.

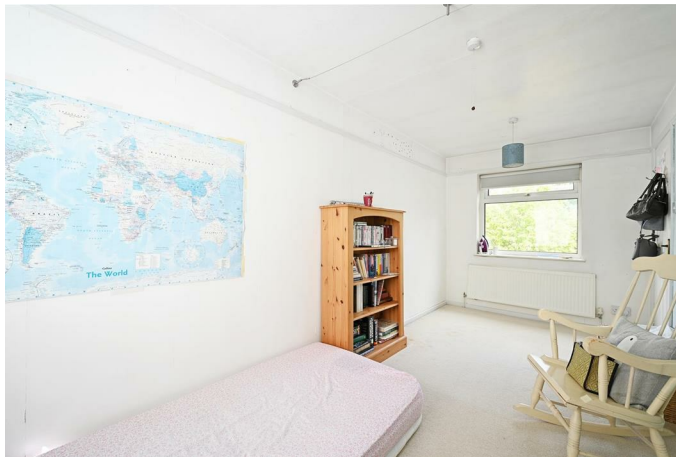
Having gas central heating via a combination boiler and uPVC double glazing the property briefly comprises; porch, hall, living room, fitted kitchen, dining room and garden room. Opening off the landing on the first floor are three good size bedrooms along with the fourth room being ideal as a study or nursery. Family bathroom.

Outside: drive with off road parking, integral garage and rear garden which is mainly paved for ease of maintenance.

- Considerably extended
- Three large bedrooms plus study/nursery/bedroom 4
- Popular locality
- Gas central heating and double glazing
- Drive and attached garage
- Two reception rooms
- Ornamental mainly paved rear garden
- EPC: D
- Council Tax Band C
- Tenure: Freehold







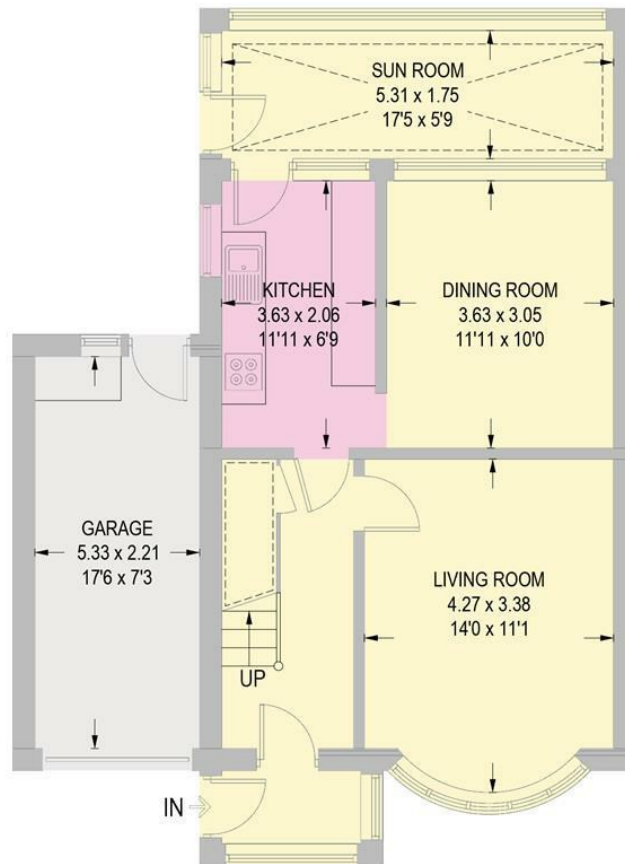


# 17 WILSON ROAD

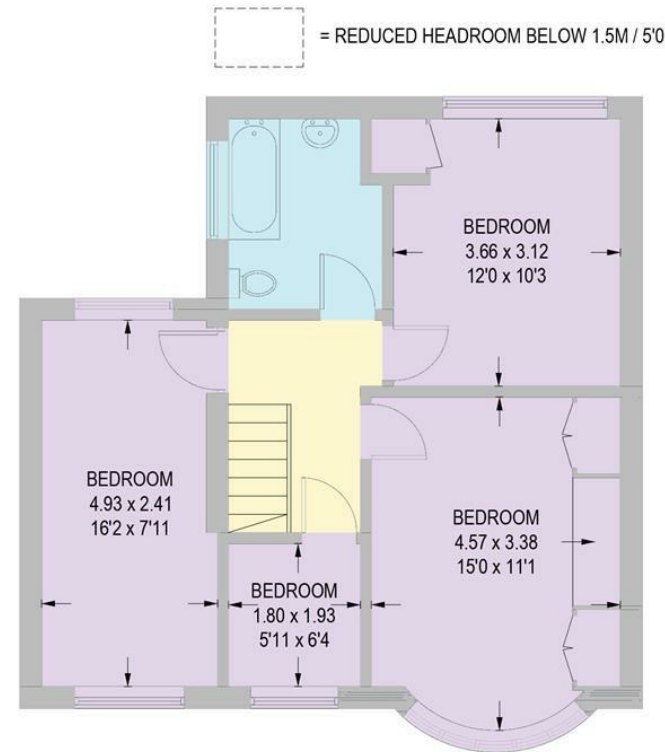
APPROXIMATE GROSS INTERNAL AREA = 111.4 SQ M / 1199 SQ FT

GARAGE = 12.2 SQ M / 131 SQ FT

TOTAL = 123.6 SQ M / 1330 SQ FT



**GROUND FLOOR**  
**56.2 SQ M / 605 SQ FT**



**FIRST FLOOR**  
**55.2 SQ M / 594 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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