



9 Solway Rise, Dronfield Woodhouse, Dronfield, S18 8ZR

Saxton Mee

9 Solway Rise

Dronfield Woodhouse

Price Guide

£390,000

Guide Price £390,000 - £400,000

Sensibly priced reflecting the need for general updating is this four bedroomed detached house, enviably located on this small cul-de-sac within this highly sought after residential area with a host of local amenities including bus services, park, shops, doctor's surgery and pharmacy together with renowned local schooling.

The property benefits from having had a new Worcester combination boiler installed approx. 5 years ago and has double glazing, good size gardens and is being sold with vacant possession and no upward chain.

Accommodation briefly comprises: entrance hall with downstairs WC, good size living room with sliding doors into the conservatory, kitchen and separate dining room. First floor landing with built in store cupboard, four generous bedrooms and family bathroom/WC with corner bath, bidet and wash hand basin.

Outside is ample off road parking and attached single garage. To the rear is a broad lawned garden with paved patio and flower/shrub beds.



- Sensibly priced reflecting the need for improvement/modernisation
- Four bedrooms and large bathroom
- Generous gardens and attached garage
- Worcester combi boiler fitted approx. 5 years ago
- Sought after location
- Close to shops, schools and parks
- No upward chain and vacant possession
- EPC
- Council Tax Band
- Tenure:



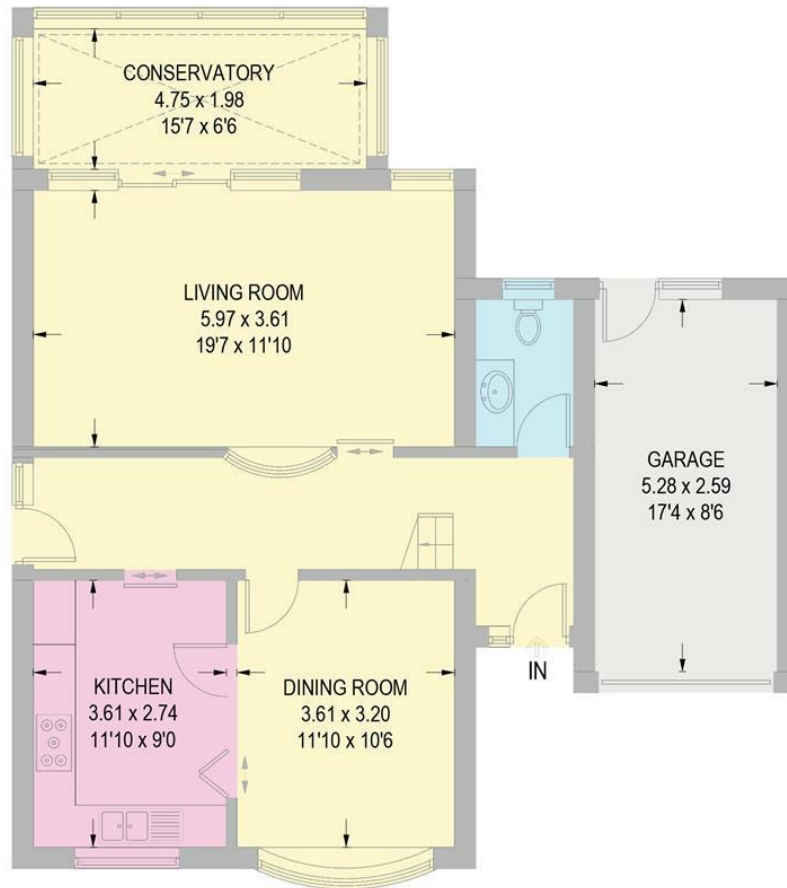


9 SOLWAY RISE

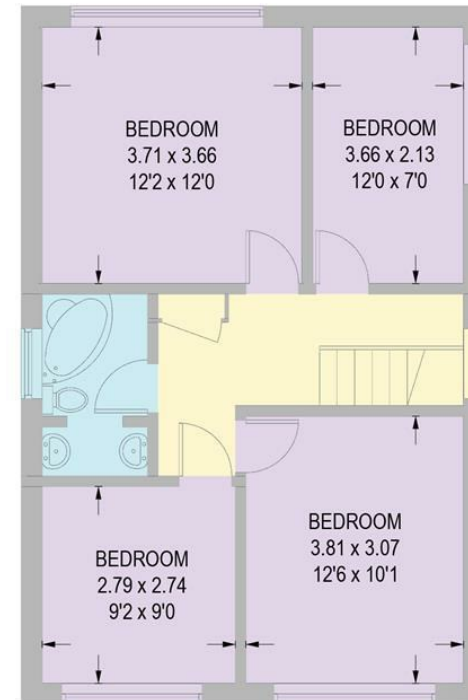
APPROXIMATE GROSS INTERNAL AREA = 131.2 SQ M / 1412 SQ FT

GARAGE = 13.9 SQ M / 150 SQ FT

TOTAL = 145.1 SQ M / 1562 SQ FT



GROUND FLOOR
75.2 SQ M / 809 SQ FT



FIRST FLOOR
56 SQ M / 603 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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