



50 Hallows Rise, Dronfield, S18 1YB

Saxton Mee



# 50 Hallows Rise

## £240,000

Complemented by a very good sized mainly lawned rear garden, this nicely presented three bedroomed semi detached house stands within this well established and popular residential area close to renowned schooling, train station and a good range of amenities including the golf course.

Offered for sale with no upward chain this sensibly priced property is equally ideal for the first time buyer or young family and lends itself to being extended at the rear subject to any necessary permissions. Offering gas fired central heating via an ideal combination boiler and double glazing, the accommodation briefly comprises: hall, spacious living room, well equipped kitchen, superb downstairs bathroom having been refurbished during recent years. First floor landing, good sized main bedroom, second double bedroom and larger than average single bedroom.

Outside: open forecourt parking for two, large mainly lawned private rear garden with patio which takes full advantage of a favoured westerly aspect.



- Well presented and sensibly priced home
- Large westerly facing rear garden
- Potential to extend subject to any necessary permissions
- Well presented accommodation with many new floor coverings/carpets
- Good range of amenities in the town
- Renowned local schooling and nearby train station
- No upward chain
- Vacant possession
- EPC: D
- Council Tax Band - Tenure:



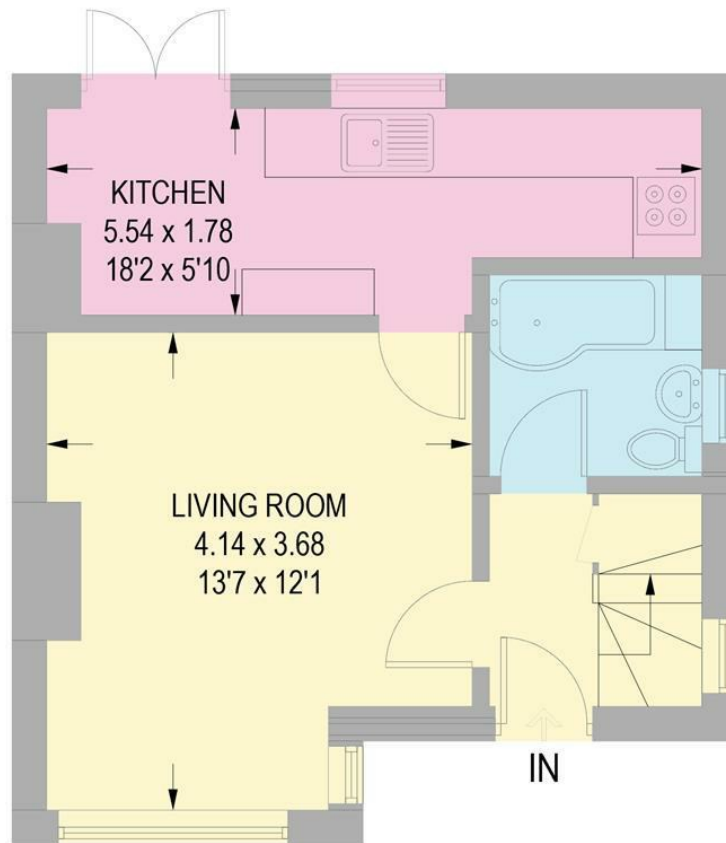




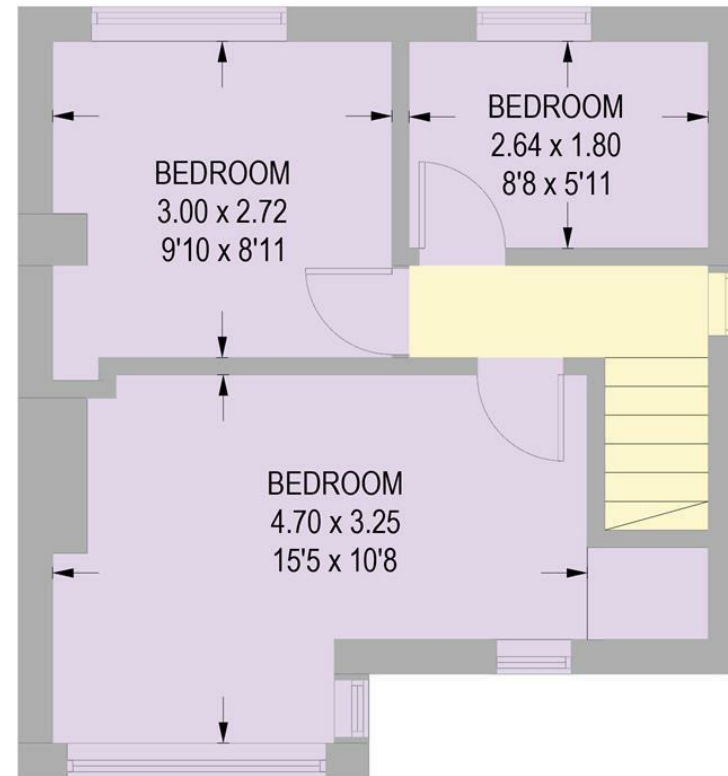


## 50 HALLOWES RISE

APPROXIMATE GROSS INTERNAL AREA = 64 SQ M / 689 SQ FT



**GROUND FLOOR**  
**32.2 SQ M / 347 SQ FT**



**FIRST FLOOR**  
**31.8 SQ M / 342 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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

