



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

Saxton Mee

20 Grange Avenue

Dronfield Woodhouse

£225,000

Perfectly suited for a first time buyer, young family or divorcee is this well maintained and nicely presented two bedroomed semi detached house which stands towards the head of a small cul-de-sac, being ideally located for a host of local amenities including shops, park, infants and junior schools and easy access into Dronfield town centre.

Benefitting from uPVC double glazing and an Ideal gas fired combination boiler which was fitted around 2020, the accommodation briefly comprises of an entrance porch, good size living room, excellent dining kitchen, first floor landing off which opens two bedrooms and a stunning bathroom which has been refurbished during recent years.

Outside: Driveway, single brick built garage, enclosed low maintenance rear garden with Indian stone patio, paving and excellent store behind the garage.



- Ideal for first time buyer/young family/divorcee
- Favourably located on a quiet cul-de-sac
- Recently fitted boiler and stunning bathroom
- Drive and detached garage
- Low maintenance garden with Indian stone patio
- Two bedrooms
- Good size dining kitchen
- Viewing recommended
- EPC:
- Council Tax Band: Tenure:



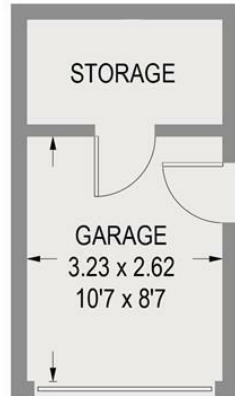


20 GRANGE AVENUE

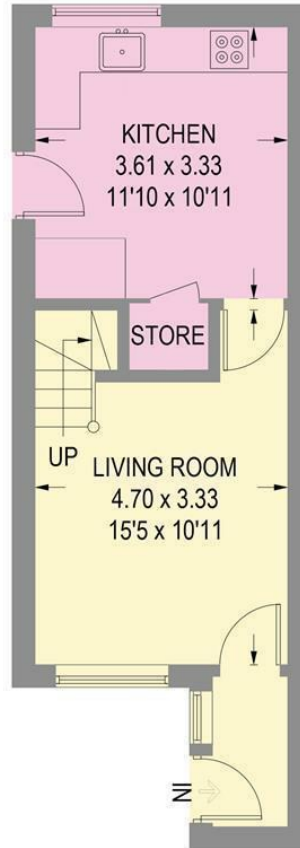
APPROXIMATE GROSS INTERNAL AREA = 59 SQ M / 635 SQ FT

GARAGE (EXCLUDING STORAGE) = 8.4 SQ M / 90 SQ FT

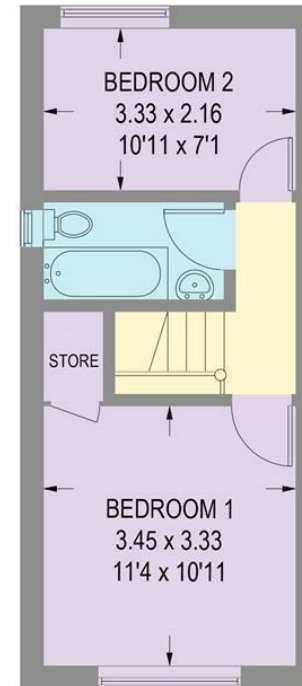
TOTAL = 67.4 SQ M / 725 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR
30.7 SQ M / 330 SQ FT



FIRST FLOOR
28.3 SQ M / 305 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

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