



53 Cemetery Road, Dronfield, S18 1XX

Saxton Mee

53 Cemetery Road

Chain Free

£280,000

A great opportunity to purchase a sensibly priced four bedroomed semi detached house which was considerably extended many years ago and stands in a popular and convenient location within easy reach of the town centre, renowned schooling and train station.

Valued reflecting the need for general modernisation and updating, however the property has benefitted from having a new roof in 2024 along with new flat roofs and a gas fired combination boiler which has periodically been serviced and was installed in 2018/19.

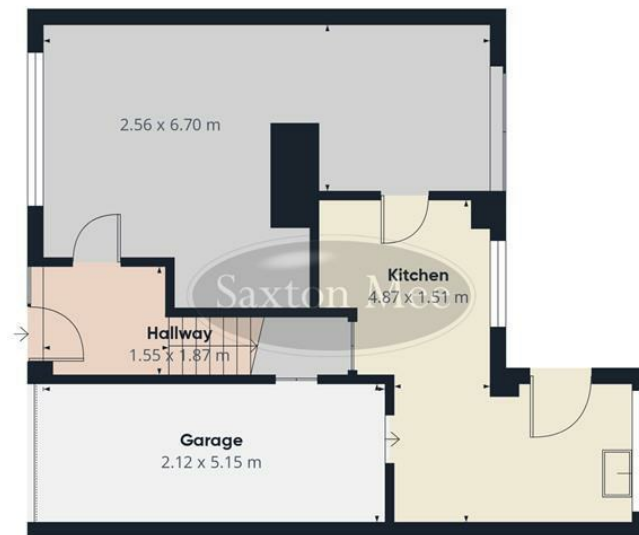
The accommodation comprises: entrance hall, lounge/dining room, 'L' shaped kitchen, integral garage, first floor landing with three good size double bedrooms, original single bedroom and bathroom.

Drive with parking to the front , integral garage, enclosed rear garden with lawn and artificial grass.

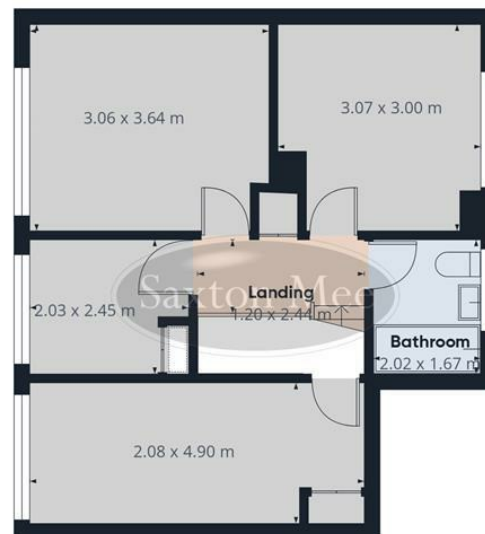
- Sensibly priced reflecting the need for general updating
- Considerably extended
- Four bedrooms
- Re- roofed
- Gas fired central heating
- Convenient location
- No upward chain
- EPC: D
- Council Tax Band
- Tenure







Floor 0



Floor 1

Approximate total area⁽¹⁾
93 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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