



72 Cemetery Road, Dronfield, S18 1XY

Saxton Mee



# 72 Cemetery Road

## £270,000

An nicely presented 1930's semi detached house located within this very popular and most convenient road, well placed for ease of access to nearby renowned schooling, train station and nearby parks.

The property is equally ideal for a couple or family complemented by a lovely good sized south facing rear garden with the accommodation offering gas fired central heating, double glazing and briefly comprising: hall, dining room with bay window, living room which has been extended to the rear where there is a double glazed sliding patio door, well equipped kitchen with adjacent utility which also forms part of the extension. First floor landing which opens to two excellent double bedrooms, third room ideal as a home office or child's room/nursey. Excellent bathroom with a white suite. Pull down loft ladder to a most useful loft space which is ideal for storage or as an occasional area with Velux style window.

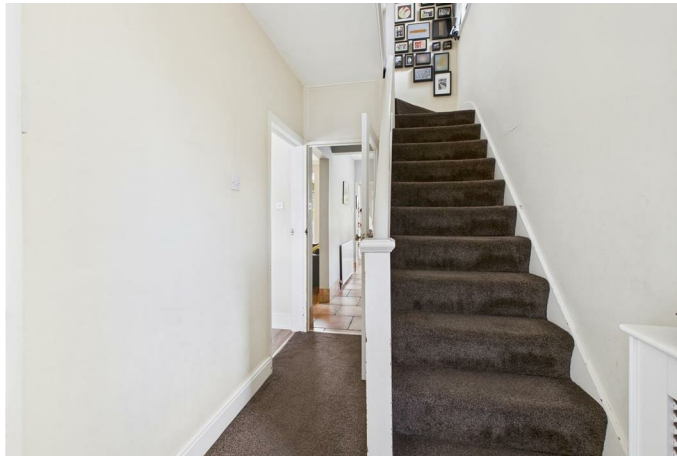
Outside: drive with off road parking, attractive good size rear garden which is undoubtedly an important attribute being laid down mainly to lawn with a sitting out area immediately against the back elevation and outside dining area.



- Three bedroomed 1930's semi detached house
- Generous gardens with patio and dining area
- Gas central heating and double glazing
- Useful loft space for hobbies/occasional use
- Driveway and parking
- Extended to the rear
- Well presented throughout
- EPC: D
- Council Tax Band:
- Tenure: Leasehold











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