



26 Barnes Avenue, Dronfield Woodhouse, Dronfield, S18 8YG

Saxton Mee

26 Barnes Avenue

Dronfield Woodhouse

Price Guide

£250,000

Guide price £250,000 - £260,000

An excellent opportunity to acquire this sensibly priced three bedroomed semi detached house being favourably located on this sought after road standing within easy reach of renowned local schooling and a range of amenities including park, shops and doctors/pharmacist.

Offered for sale with vacant possession and no upward chain, the property is complemented by a good sized south facing rear garden and is double glazed with gas fired central heating via a combination boiler.

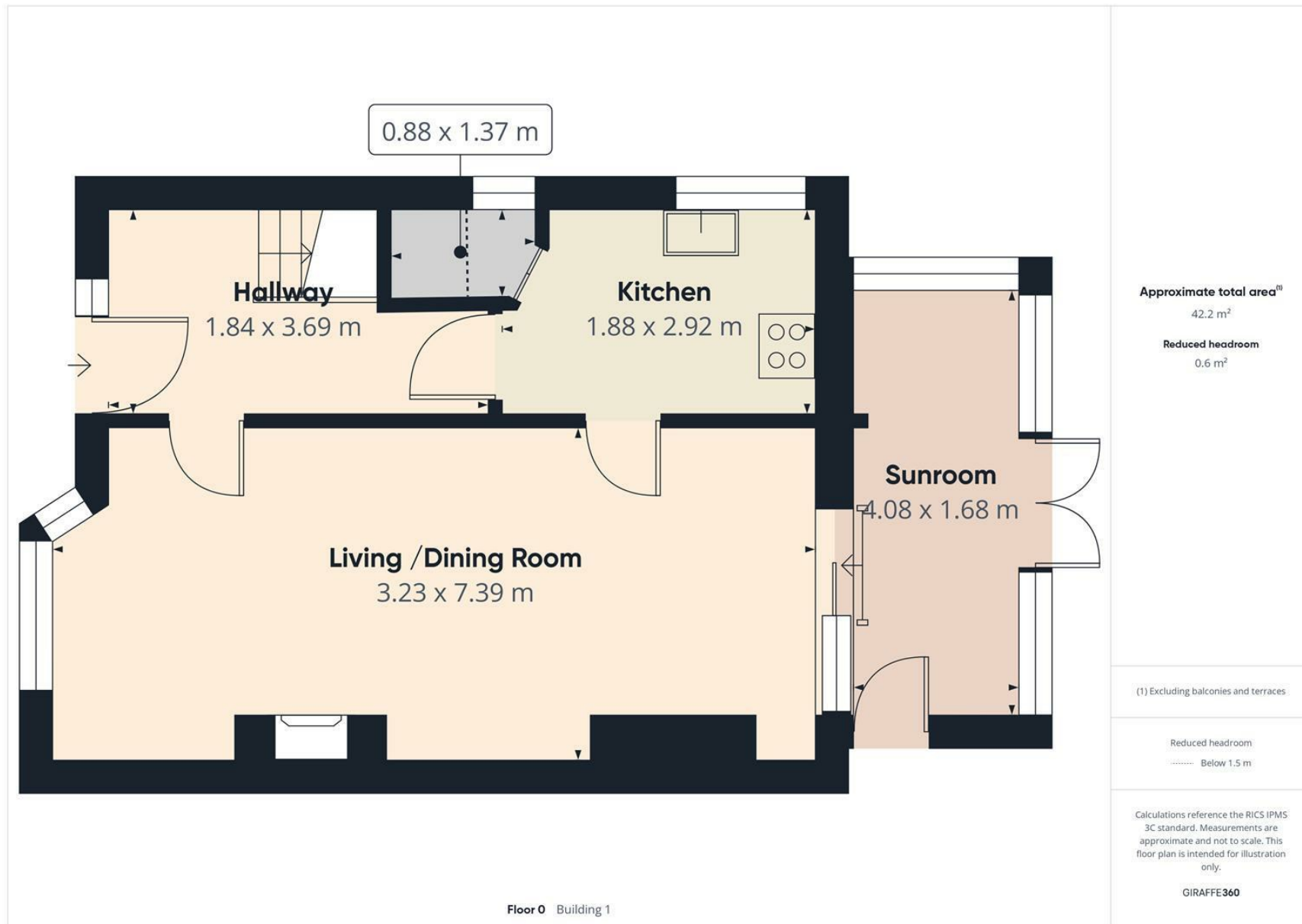
The accommodation briefly comprises: hall, living/dining room with feature fireplace, conservatory/garden room, kitchen, landing, two double bedrooms (both with fitted wardrobes) third single bedroom and bathroom with a white suite.

Outside: shared drive although there is additional off road parking to the front, good size single brick built garage, mainly lawned rear garden with summerhouse.



- Sensibly priced three bedroomed semi detached house
- Affordable home given the need of slight updating
- Gas central and double glazing
- Good sized lawned south facing rear garden
- Vacant possession - no chain
- Detached garage and ample parking
- Renowned local schooling, shops and park
- EPC: D
- Council Tax Band
- Tenure: Leasehold





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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