

## 57 Longcroft Road, Dronfield Woodhouse, Dronfield, S18 8XU

- SOUGHT AFTER LOCATION
- DRIVWAY PARKING
- REAR GARDEN
- THREE BEDROOM SEMI
- DETACHED GARAGE
- VIEW NOW

**Guide Price £300,000 - £310,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**\*\*GUIDE PRICE £300,000 - £310,000\*\***

**THREE BEDROOM SEMI DETACHED HOUSE WITH  
DRIVWAY PARKING & DETACHED GARAGE.**

Situated in the highly SOUGHT AFTER AREA,  
Dronfield, with a range of local amenities and transport  
links to Sheffield, Chesterfield and the Peak District.  
Within the catchment area for several highly regarded  
schools like Henry Fanshaw.

The property comprises:- entrance hall, lounge open  
plan into dining room, fitted kitchen.

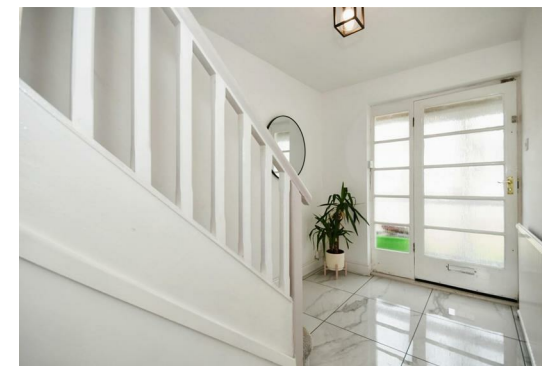
On the first floor are the three bedrooms (one with  
fitted wardrobes) & MODERN, tiled, family bathroom.

Outside sees a long drive, front lawn with flower bed  
boarder & SOUTH FACING, family sized, gated rear  
garden with the detached garage, patio & lawn areas.

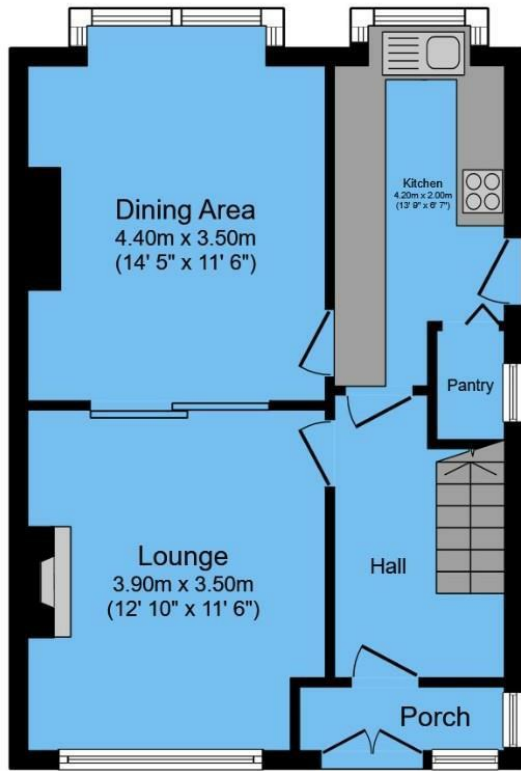
Having being partly refurbished, this property is ready  
to move straight into but also offer the options to put  
your own stamp to it.

**DELIGHTFUL FIRST TIME BUYER / FAMILY HOME  
THAT MUST BE VIEWED - CALL HUNTERS NOW TO  
BOOK YOUR VIEWING.**

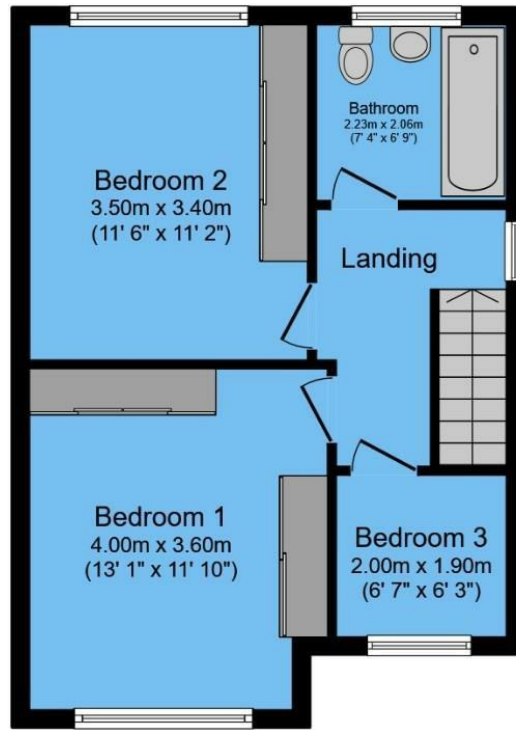
**\*FREEHOLD - COUNCIL TAX BAND C\***



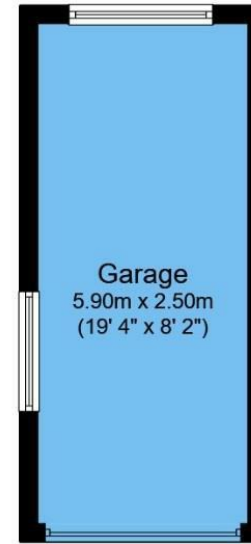




**Ground Floor**



**First Floor**



**Garage**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Total floor area 103.9 m<sup>2</sup> (1,118 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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