



23 Holborn Avenue, Dronfield, Derbyshire, S18 2NA



23 Holborn Avenue

£285,000

This stylishly presented three bedroomed semi detached house is enviably located on a small cul-de-sac standing within easy walking distance of the centre of the town along with its comprehensive range of local amenities including renowned schooling, train station, supermarkets, parks and sport centre.

Considerably refurbished during recent years this property is a great opportunity for a family or couple to buy a most appealing home which is immediately ready for occupation and offers gas fired central heating, uPVC double glazed windows and has a lovely rear aspect across the allotments.

Reception hall with half panelling to the walls which extends up the stairs to the landing, living room with bay window, superb open plan dining kitchen having an extensive range of units and French doors leading onto the garden. First floor landing with two double bedrooms (front bedroom having bay window with far reaching views over the town), single bedroom three and family bathroom with shower over the bath.

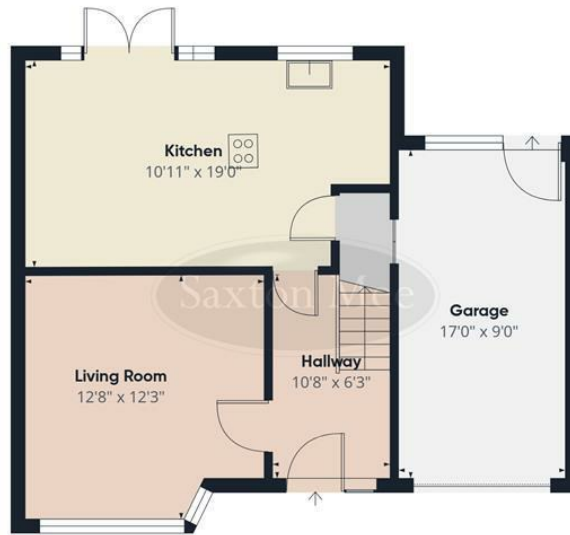
Outside: driveway leads in to the single attached garage with rear personnel door. Lawn, patio, fencing and herbaceous beds.



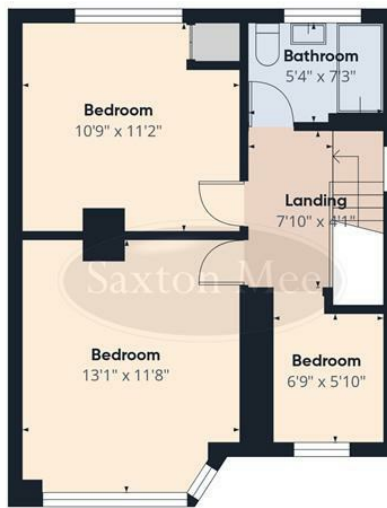
- Attractively presented three bedroomed semi detached house
- Considerably refurbished
- Appealing rear garden backing onto allotments
- Half panelling to walls in the hall, landing and feature wall to bedroom one
- Open plan well equipped dining kitchen
- Cul-de-sac position
- Most convenient location
- Gas central heating and double glazing
- EPC: tbc Council Tax Band: tbc
- Tenure: Leasehold







Floor 0



Floor 1



Approximate total area⁽¹⁾
977 ft²

(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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