



42 Salisbury Avenue, Dronfield, S18 1WD

Saxton Mee

42 Salisbury Avenue

£300,000

**** NO CHAIN ****

A great opportunity to acquire a well presented three bedroomed semi detached house which has been extended to the rear/side and is favourably located occupying a favoured cul-de-sac position.

Standing within easy reach of a comprehensive range of local amenities within the town including renowned schooling and train station, the property is perfect for a family or couple and is complemented by a most attractive landscaped level south facing private rear garden.

Offering gas fired central heating and uPVC double glazing the accommodation briefly comprises: reception hall with cloaks cupboard and glass panelling to the staircase, good sized living room with bay window having colonial style window shutters and radiator with cabinet, superb open plan dining kitchen with French doors to the garden and patio beyond, extensive range of fitted units and built in appliances. Utility which is an extension to the original dwelling along with the downstairs WC and rear hallway.

First floor landing again with glass balustrading and linen cupboard, double bedroom one again with colonial style window shutters and excellent fitted furniture, double bedroom two with the third bedroom presently utilised as a dressing room with wardrobes to one wall and window shutters. Excellent family bathroom with a white suite and shower over the bath.

Outside: Tegalur style block paved driveway, attractive ornamental front garden, attached garage and access to the side of the property to the appealing rear garden undoubtedly being an important attribute taking full advantage of the southerly aspect and being landscaped to include stone flagged patio, dwarf hedging and herbacious beds/borders.



- Quite superb three bedroomed semi detached house
- Sought after cul-de-sac location
- Convenient for a host of local amenities including renowned schooling and train station
- Extended to the rear/side with rear hall, utility and downstairs WC
- Colonial style window shutters to the front
- Most appealing landscaped south facing rear garden
- Impressive open plan kitchen/dining room
- Tegalur style block paved drive
- EPC: D
- Tenure: Leasehold Council Tax Band: B NO CHAIN







Floor 0



Floor 1



Approximate total area⁽¹⁾
889 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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