







71 Eckington Road

Coal Aston • Dronfield • S18 3AU

Guide Price £300,000 to £310,000

Welcome to this deceptively spacious three double-bedroom end-terraced home, arranged over four floors and situated in the highly desirable village of Coal Aston. Combining village charm with everyday convenience, the property enjoys a sought-after location close to Dronfield, with a range of local amenities, highly regarded schools, and excellent transport links nearby. Chesterfield and Sheffield are both easily accessible, while the M1 motorway and Dronfield train station provide convenient commuter connections. The area also benefits from nearby green spaces, including Cliffe Park, and the Peak District is just a short drive away. This property offers an ideal home for couples and families alike. The property is entered via a welcoming porch, which leads through to the living room. This well-proportioned front-facing reception room features a fireplace, creating a warm and inviting focal point. The room also provides access to the staircase and flows through to the kitchen diner. Positioned to the rear of the property, the kitchen diner is fitted with a modern range of shaker-style units and integrated appliances, while also offering ample space for a dining table, making it ideal for everyday family living and entertaining. To the lower ground floor is a versatile garden room, currently used as a study, providing an additional private reception space. This room benefits from a useful storage cupboard and a door leading directly onto the rear garden. The lower ground floor also includes cellar storage and a convenient WC. The first floor accommodates two of the three bedrooms and the family bathroom. Bedroom two is a particularly spacious double room positioned at the front of the property, while bedroom three overlooks the rear garden and benefits from fitted wardrobes. The family bathroom is fully tiled and fitted with a four-piece suite comprising a corner shower cubicle, bath, wash basin, and WC. The landing also benefits from useful storage. Occupying the entire second floor is the principal bedroom, creating a private and spacious retreat. Overlooking the rear garden, this impressive double bedroom benefits from fitted wardrobes and a modern part-tiled ensuite shower room fitted with a shower cubicle, wash basin, and WC. Externally, the rear garden is fully enclosed and designed for ease of maintenance, offering an attractive patio space ideal for outdoor seating and entertaining. To the front of the property, a pebbled driveway provides off-road parking for multiple vehicles.





- Three Double Bedroom End Terraced House
- Situated Over Four Floors - Sought After Location
- Good Sized Living Room w/ Fireplace
- Modern Kitchen Diner w/ Shaker Style Cupboards
- Lower Ground Floor Reception Room
- Three Double Bedrooms over Two Floors
- Tiled Family Bathroom & Ensuite
- Enclosed Rear Patio
- Off Street Driveway Parking
- Council Tax Band D/EPC Rating D





71 ECKINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 146.4 SQ M / 1576.1 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0

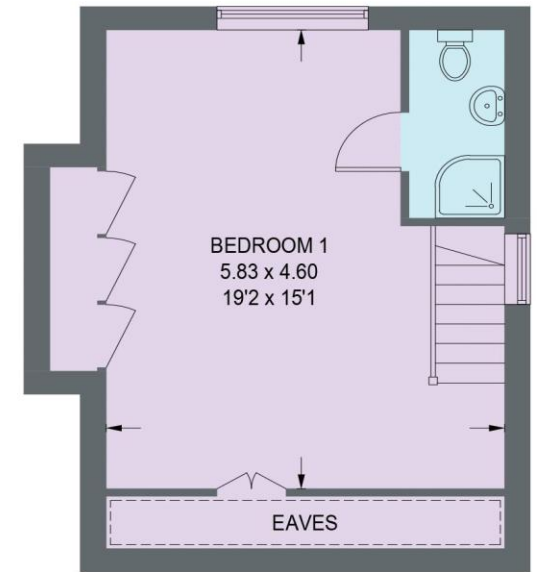
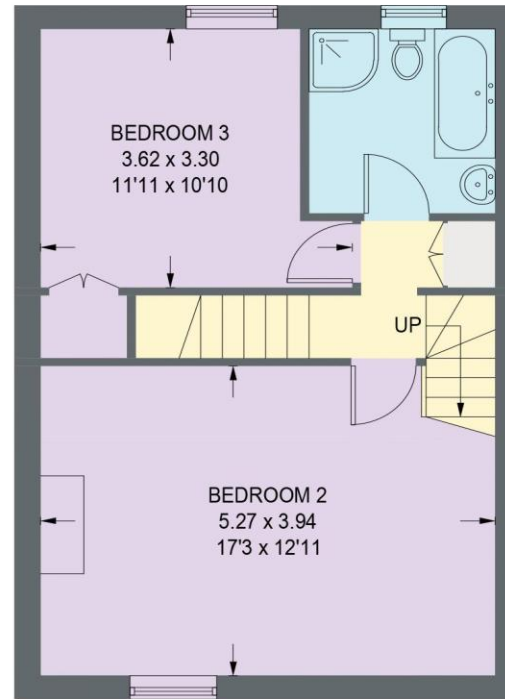
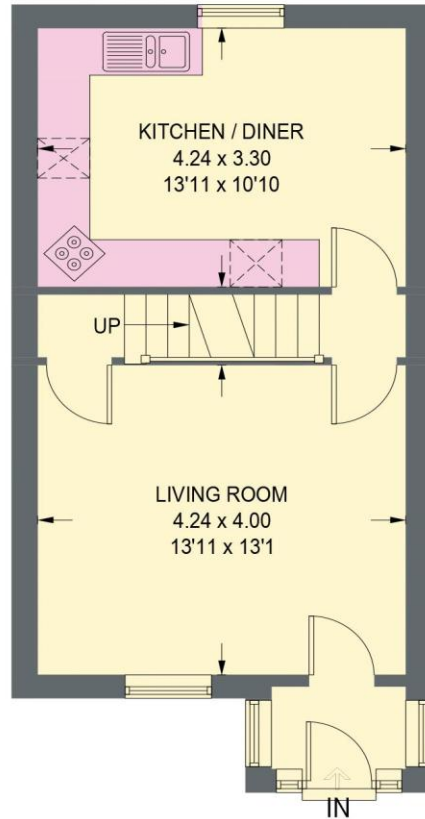
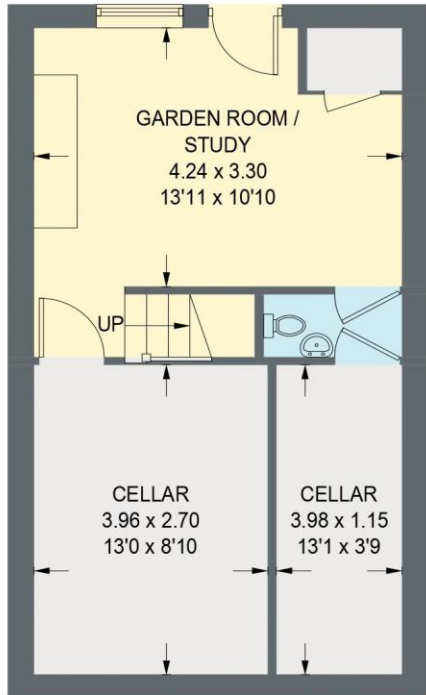


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1320460)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

