



36 Hallows Lane, Dronfield, S18 1SS

Saxton Mee

# 36 Hallows Lane

Price Guide

## £290,000

Guide price £290,000 - £300,000

This most attractively presented three bedroomed stone built property is most conveniently located standing within easy reach from renowned local schooling, train station, local shops and nearby park.

Equally ideal for a couple or family with older children, the deceptively well proportioned accommodation has been tastefully decorated and has the benefit of gas central heating, uPVC double glazing and briefly comprises: hall, good size bay windowed living room with attractive period fireplace, separate dining room with ornamental feature fireplace, well equipped kitchen with a Flavel Aspen range gas cooker which is included in the sale, utility room with composite back door, downstairs cloakroom/WC.

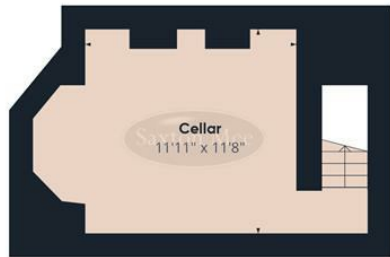
To the first floor are two very good size double bedrooms, single bedroom three/office, superb bathroom with free standing bath and separate walk in shower.

Outside: off road parking for two vehicles and small patio / garden area.

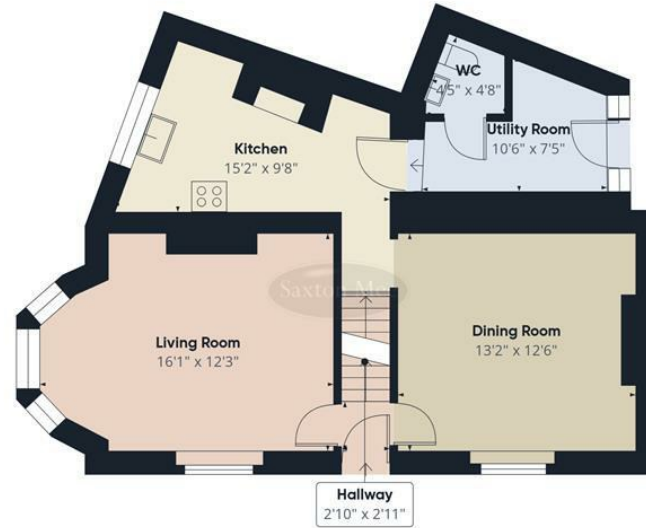


- Superbly presented throughout
- Deceptively spacious accommodation
- Convenient location - close to local shops and the town centre/train station
- Two off road parking spaces
- Stone built, quirky and immaculate
- Ideal for first time buyers or family with older children
- Lounge and separate dining room
- EPC: D
- Council Tax Band: C
- Tenure: Freehold



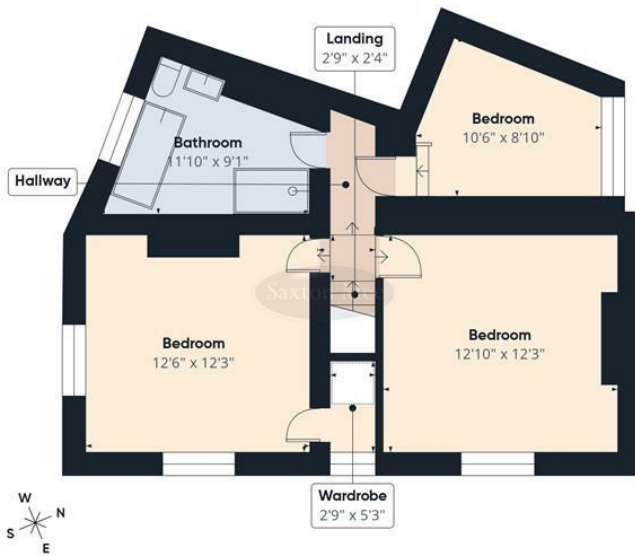


Floor -1



Floor 0

Approximate total area<sup>(1)</sup>  
1232 ft<sup>2</sup>



Floor 1

(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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