



63 Eckington Road, Coal Aston, Dronfield, Derbyshire, S18 3AU

Saxton Mee



# 63 Eckington Road

## Coal Aston

### £395,000

Only upon an internal inspection will the full attributes of this deceptively well proportioned four bedroomed detached house be revealed, which is equally ideal for a family, professional couple or the retired.

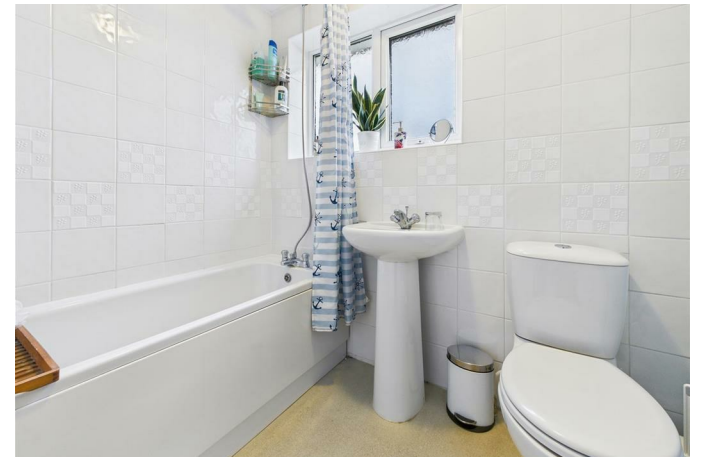
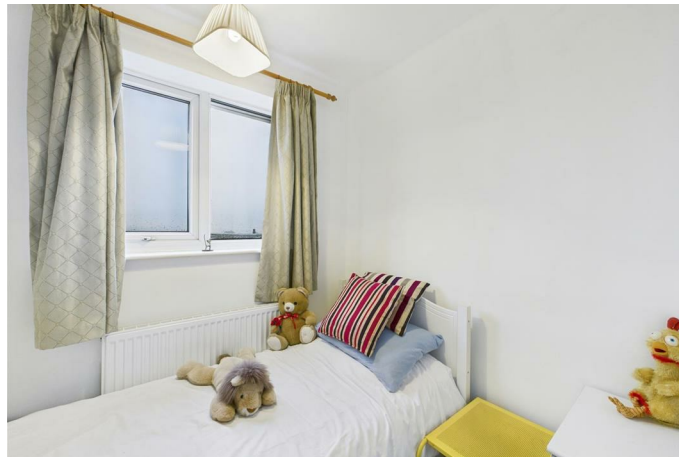
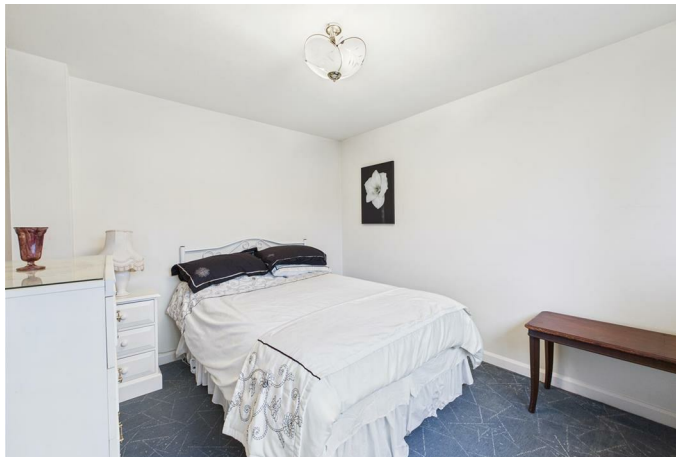
Built in 1968 and conveniently located within this increasingly popular residential area which hosts a good range of local amenities including renowned schooling, train station and links to Sheffield. Offering gas fired central heating via a combination boiler and uPVC double glazing, the flexible accommodation briefly comprises: to the ground floor (which has been newly insulated), hall, wet room, snug/study, lounge, separate dining room, excellent fitted kitchen which opens out onto the garden. Landing, master bedroom, second double bedroom and two single bedrooms. Bathroom with a white suite.

Drive, integral garage/store, mainly lawned rear garden with useful store.

- Deceptively well proportioned
- Viewing recommended
- Renowned local schooling and links to both Sheffield and Chesterfield
- Recent wet room
- Private lawned rear garden
- Gas central heating & uPVC double glazing
- Easily managed rear garden
- Possibility of further parking
- EPC: D / Freehold
- Council Tax - band D

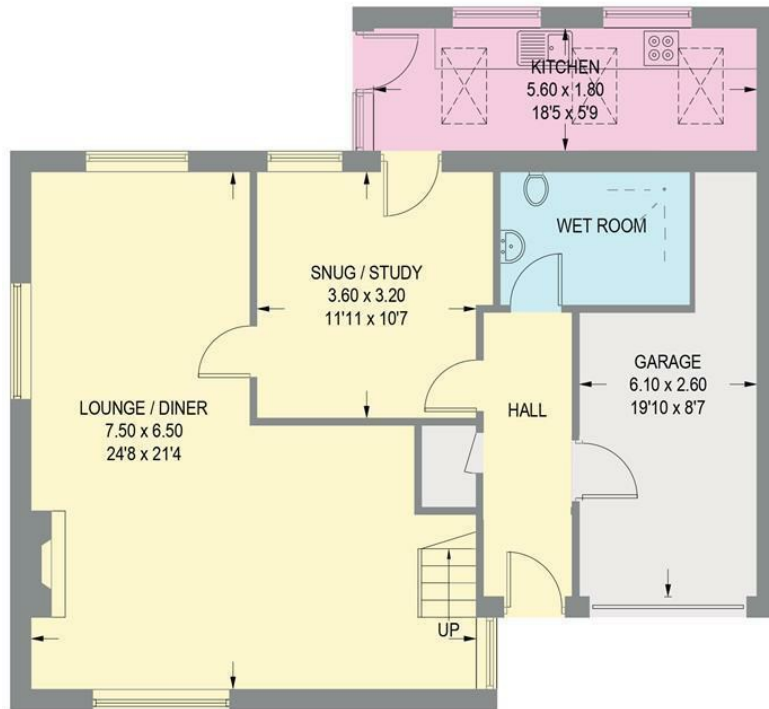




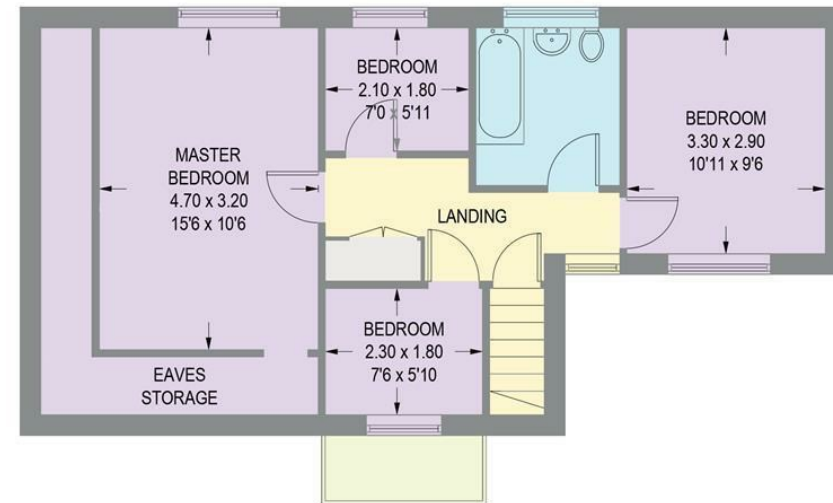


## 63 ECKINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 141.7 SQ M / 1525 SQ FT



**GROUND FLOOR = 85.3 SQ M / 918 SQ FT**



**FIRST FLOOR = 56.4 SQ M / 607 SQ FT**

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

