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30 Ferndale Road, Coal Aston, Dronfield, S18 3BU

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£340,000

Situated in the sought-after area of Coal Aston, this charming three-bedroom detached dormer bungalow on Ferndale Road offers a delightful blend of comfort and convenience. Available with no onward chain, this property is perfect for those looking to settle into a welcoming community.

Upon entering, you are greeted by a side entrance that leads into the dining room, complete with stairs that ascend to the first floor. The well-appointed kitchen, located at the rear, features a practical 'U' shaped design with ample wall and base units, making it an ideal space for culinary enthusiasts. The extended living room is a highlight of the home, boasting an ornamental fireplace that adds a touch of character, along with sliding patio door that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The bungalow comprises two generously sized double bedrooms at the front, with the primary bedroom benefiting from extra deep built-in wardrobes, providing plenty of storage space. Ascending to the first floor, you will find a landing that leads to an attic room, which can serve as a versatile space, along with the third bedroom, perfect for guests or as a home office.

Externally, the property offers off-road parking ensuring convenience for residents and visitors alike. The undercroft garage provides additional storage or parking options. The rear garden is a true gem, featuring an enclosed and easily maintained space with a patio seating area and a lush lawn, ideal for enjoying sunny afternoons or entertaining guests.

This delightful bungalow presents an excellent opportunity for families, retirees, or anyone seeking a peaceful retreat in a vibrant neighbourhood. Don't miss your chance to make this lovely property your new home.

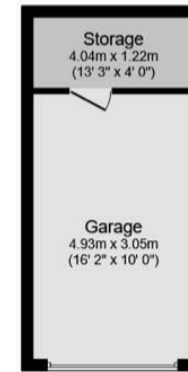
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sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor
Floor area 80.8 sq.m. (869 sq.ft.)



First Floor
Floor area 41.4 sq.m. (446 sq.ft.)



Garage
Floor area 19.0 sq.m. (204 sq.ft.)

Total floor area: 141.2 sq.m. (1,520 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

General Remarks
GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 25th March 1955 at a ground rent of £25 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

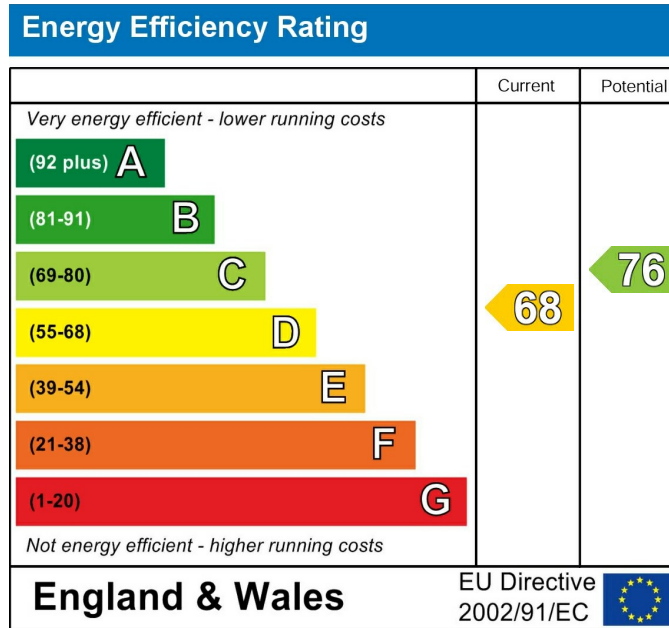
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









