



56 Hallows Rise, Dronfield, S18 1YB

Saxton Mee

56 Hallowes Rise

£260,000

Complemented by a good sized mainly lawned rear garden, this nicely presented three bedroomed semi detached house stands within this well established and popular residential area close to renowned schooling, train station and a good range of amenities including the golf course.

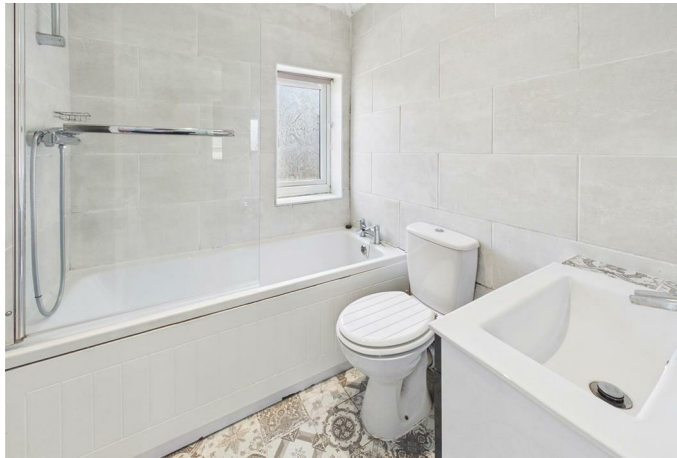
Offered for sale with no upward chain this sensibly priced property is equally ideal for the first time buyer or young family. Offering gas fired central heating via an combination boiler and double glazing, the accommodation briefly comprises: entrance hall, spacious living room with feature exposed chimney breast wall and inset fire, well equipped dining kitchen with doors leading into the garden. First floor landing, good sized main bedroom, second double bedroom and single bedroom three. Family bathroom with suite in white including shower over the bath.

Outside: open forecourt parking for two, large mainly lawned private rear garden with patio which takes full advantage of a favoured westerly aspect.



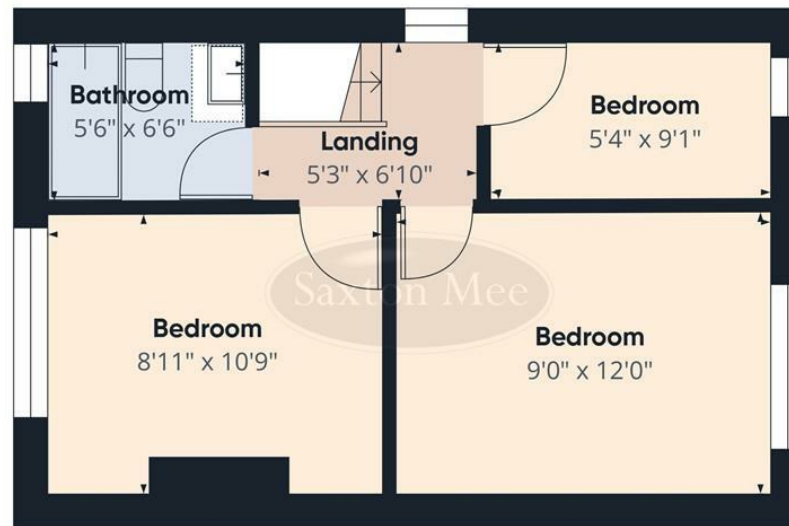
- Vacant possession, no upward chain
- Three bedrooms
- Good size dining kitchen
- Rear garden with patio and lawn
- uPVC double glazing and gas central heating
- Popular residential location
- Ideal for a first time buyer or young family
- Council Tax Band B
- EPC:
- Tenure:







Floor 0



Floor 1



Approximate total area⁽¹⁾
645 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.

GIRAFFE360

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
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

