



6 Birchen Close, Dronfield Woodhouse, Dronfield, S18 8ZD

Saxton Mee

# 6 Birchen Close Dronfield Woodhouse

## £250,000

Sensibly priced reflecting the need for upgrading; this conveniently situated three bedroomed semi detached house stands only a few hundred meters from an excellent range of local amenities including shops, excellent schooling, park, doctors, pharmacist and bus services.

Offered for sale with vacant possession and no upward chain the property offers gas fired central heating, double glazing and briefly comprises: porch, hall, living/dining room, UPVC double glazed conservatory, fitted kitchen, utility, landing, two double bedrooms, single bedroom and shower room.

Outside: attached garage, mainly lawned good sized fairly level rear garden.

- Sensibly priced three bedroomed semi detached family home
- General upgrading and some modernisation required
- Most convenient locality
- Close to shops, schools and park
- Gas central heating and double glazing
- Recently decorated
- No upward chain and vacant possession
- Block paved drive and attached garage
- EPC: D
- Council Tax Band:B Tenure: Freehold







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1006 ft<sup>2</sup>

(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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