

78 Coniston Road, Dronfield Woodhouse, Dronfield, S18 8NZ

Saxton Mee

78 Coniston Road

Dronfield Woodhouse

Per Calendar Month

£1,275 Per Calendar

DEPOSIT FREE OPTION AVAILABLE

Available to let is this excellent three bedroom detached house which forms part of this well established and popular residential area well served by a range of local amenities including renowned schooling, park and local shops. There are good transportation links to Sheffield, Chesterfield and the motorway network.

The accommodation is available for immediate occupation and offers upvc double glazing, gas central heating system and briefly comprises: Entrance porch, living room, well equipped dining kitchen with appliances, dining area with access onto rear garden and WC. First floor landing off which opens to double bedroom, double bedroom two, good sized third bedroom and bathroom with white suite including electric shower. Outside; Newly laid lawn with porcelain patio area (to be completed by Feb 2024), driveway and garage.

Restrictions: No smokers or pets. Energy Efficiency Rating D
Council Tax Band C

- Three Bedrooms
- Garage
- Newly Landscaped Garden
- Sought After Location
- New Carpets Throughly
- Available Immediaetly









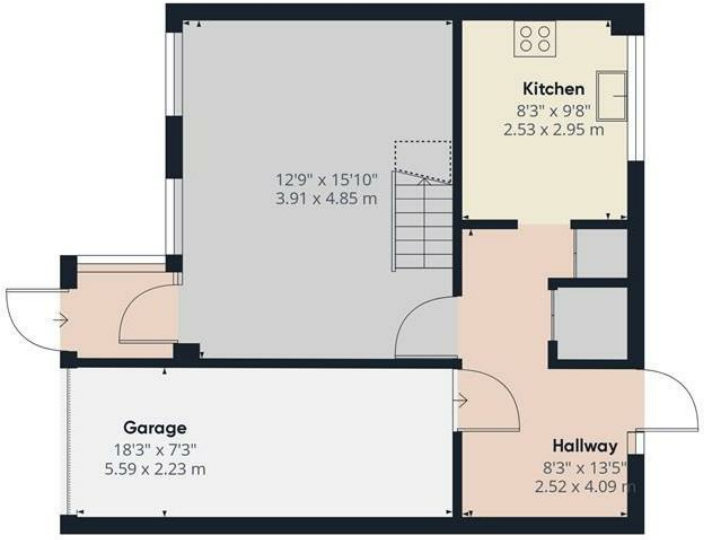




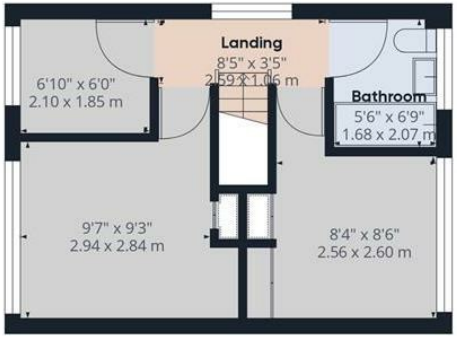








Floor 0



Floor 1

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Approximate total area(1)

858.64 ft²
79.77 m²

Reduced headroom

12.53 ft²
1.16 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.'

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