



53 Cheetham Avenue, Unstone, Dronfield, S18 4DL

Saxton Mee

53 Cheetham Avenue

Unstone

£287,500

A superb opportunity to acquire this sensibly priced three bedroomed detached house being located close to both Dronfield and Chesterfield for a good range of amenities including renowned schooling.

The property offers well appointed accommodation with the benefit of a large open plan dining kitchen which was fitted in 2022 and benefits from uPVC double glazing and gas fired central heating via an Ideal combination boiler with Hive thermostat. Extended to the front in 2025 the property offers nicely proportioned accommodation and is equally ideal for a family or couple, briefly comprising: entrance porch, excellent downstairs shower room/WC, hall, large open plan well equipped dining kitchen with built in appliances with this opening through to the bay windowed sitting room. Bi-folding doors to the good size uPVC double glazed conservatory. First floor landing, two excellent double bedrooms (one with fitted wardrobes to one wall), third bedroom/office/dressing room and superb family bathroom with modern double ended bath and separate walk in shower.

Broad driveway which is block paved and gravelled provides ample parking with a private enclosed rear garden with flagged entertaining terrace, summerhouse and childrens play area with artificial grass.



- Nicely proportioned three bedroomed detached home
- Considerably refurbished and extended to the front in 2025
- New kitchen in 2022 and bathroom in 2018
- Enclosed garden with childrens play area
- Superb ground floor shower room
- Ample off road parking
- EPC: D
- Tenure: Freehold
- Council Tax Band: C







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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