



1 Scarsdale Road, Dronfield, Derbyshire, S18 1SN

Saxton Mee

1 Scarsdale Road

Price Guide

£200,000

Guide price £200,000 - £210,000

A well presented, two bedroom double fronted house most conveniently located near to the centre of this increasingly sought after town with its renowned local schooling, train station and ease of access to Sheffield and the motorway network links.

Viewing is essential to appreciate this attractive property which is equally ideal for a professional couple, early retired or first time buyer and offers gas fired central heating via a recently installed Worcester Bosch combination boiler installed in October 2024 and UPVC double glazing. The house has been re-wired with a new consumer unit in recent years.

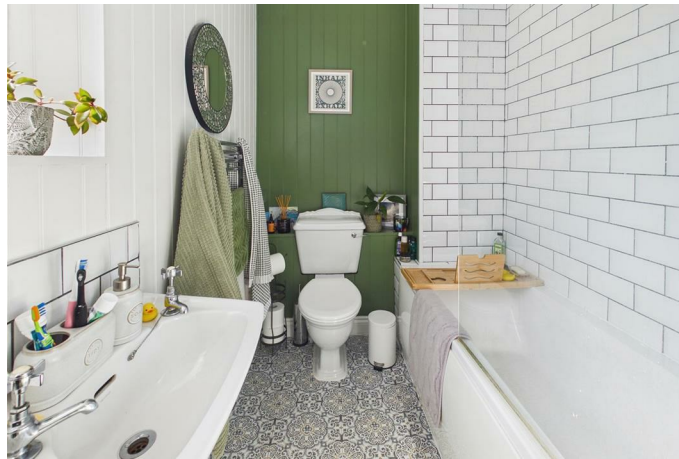
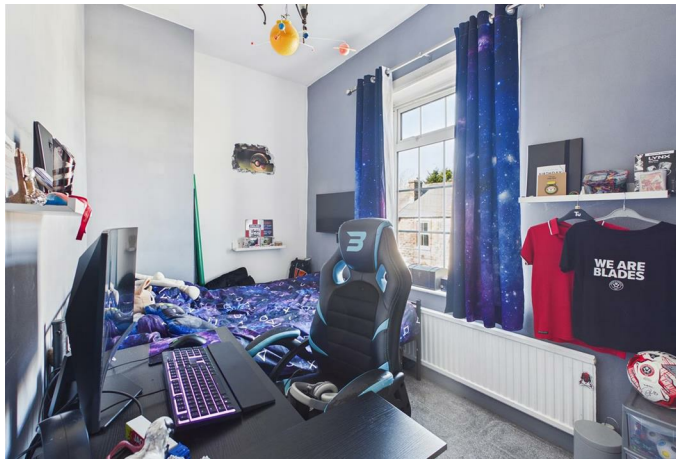
The property briefly comprises good size well equipped dining kitchen with recent Hotpoint cooker, which may be available by separate negotiation, living room, large double bedroom, single bedroom and superb bathroom with new electric shower.

Lovely Chelsea style rear garden/sitting out area which catches the afternoon sun and has an outside detached store. Viewing recommended.



- Immediately appealing double fronted house
- Well presented throughout
- Gas central heating and double glazing, new consumer unit and re-wire
- Chelsea garden with Indian stone paved sitting out area and store
- Good size living room and dining kitchen
- On street parking
- Close to local renowned schooling and train station
- EPC: D
- Council Tax Band: A
- Tenure: Freehold



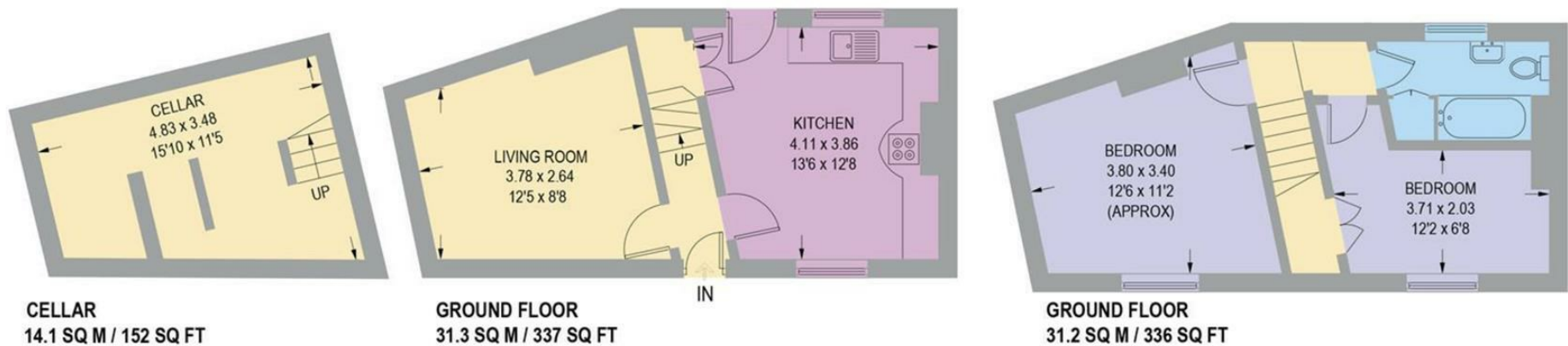


1 SCARSDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 62.5 SQ M / 673 SQ FT

CELLAR = 14.1 SQ M / 152 SQ FT

TOTAL = 76.6 SQ M / 825 SQ FT



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

