23 Gosforth Drive, Dronfield, S18 1QU

Saxton Mee

23 Gosforth Drive

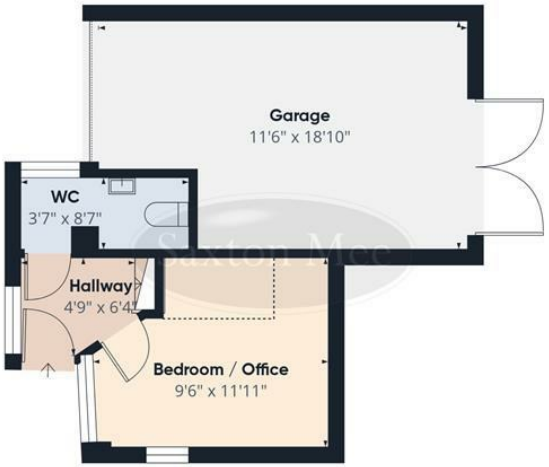
£335,000

A great opportunity to acquire a two/three bedroomed detached house which possesses tremendous potential and is sensibly priced reflecting the need for general modernisation with the property standing on a very large plot which extends to the side and rear.

The accommodation lies effectively on the first floor with the staircase rising up from the ground floor entrance hall (off which opens an office and downstairs WC). First floor landing/hallway, spacious living room to the front with far reaching views over Gosforth Valley and the side gardens, side entrance lobby, kitchen and bedroom 3 (which has been used as a dining area). Two double bedrooms with one leading to the conservatory/sun room.

Drive, good size integral garage and large mainly lawned garden which extends considerably to the rear and to the side giving room to extend and develop (subject to usual consents/permissions).

- Sensibly priced reflecting the need for general modernisation and upgrading
- Very large plot with extensive private lawned gardens
- Gas central heating and double glazing
- Most convenient location close to the town centre
- Drive and integral garage
- No upward chain
- Appealing open aspect to the front
- EPC: D
- Council Tax Band
- Tenure:



Floor 0

Floor 1

Approximate total area(1)

1211 ft²

Reduced headroom

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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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

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