



43 Snape Hill Crescent, Dronfield, S18 2GR

Saxton Mee

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£190,000

Offered for sale with no upward chain and vacant possession is this deceptively spacious three bedroomed semi detached house which is equally ideal for a young family or couple being sensibly priced reflecting the need for modernisation.

The well proportioned property has gas central heating via a combination boiler and uPVC double glazing and is located in a popular residential area for families with shops, schools and parks closely along with Dronfield town centre and train station.

The accommodation briefly comprises: entrance porch, hall, downstairs WC, lounge/dining room with sliding patio doors leading into the garden and feature stone fireplace, well equipped dining kitchen with a range of units and two large storage cupboards. First floor landing, two double bedrooms to the rear and good size third bedroom to the front. Modern shower room with walk in shower.

Outside: driveway leads in providing off road parking, gated access to the good size level rear garden where there is a patio, brick built outside toilet and open store.



- No upward chain
- Double glazing and gas central heating via a combination of boiler
- Priced reflecting the need for upgrading and modernisation
- Spacious accommodation extending to approx. 800 sq ft
- Three good size bedrooms
- Modern shower room
- Drive and off road parking
- Level rear garden
- EPC
- Council tax band: Tenure :







Floor 0



Floor 1



Approximate total area⁽¹⁾
797 ft²

(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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