



26 Warren Rise, Dronfield, S18 2EB

Saxton Mee

26 Warren Rise

Offers In The Region Of

£270,000

This excellent three bedroomed semi detached house is complemented by an attractive south facing private rear garden, drive and large attached garage.

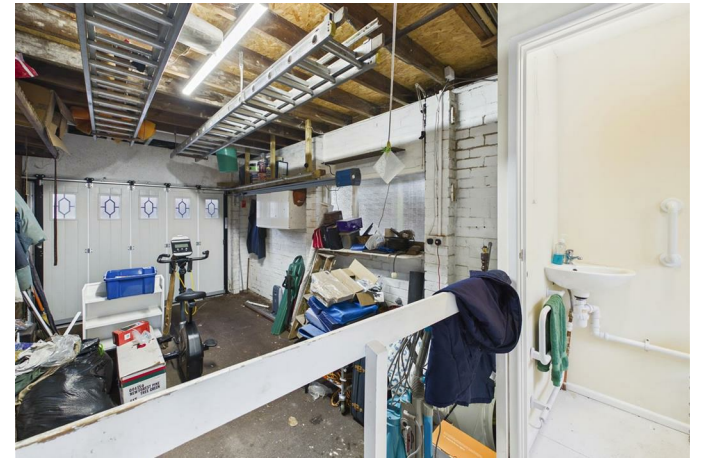
Favourably located within this increasingly desirable residential area well served by a host of shops, renowned schooling and ease of access to the town centre with its wide range of amenities including train station. Offered for sale with vacant possession and no upward chain the property has been a much loved family home for many years and has been well maintained with the benefit of a new roof to the garage within recent years.

Offering gas fired central heating and uPVC double glazing the property comprises: reception hall, nicely proportioned living room, with sliding doors to the dining room which has twin French doors to the garden. Fitted kitchen with pantry and personnel door to the large attached garage which doubles as a utility area to the rear where there is also a downstairs WC. First floor landing off which opens two double bedrooms (both having built in wardrobes), single third bedroom, shower room and separate WC.

Drive with ample parking, ornamental front garden, appealing rear garden with stone flagged patio, lawn and variety of plants and shrubs along with a useful store to the rear of the house



- Excellent three bedroomed 1950s semi detached home
- Attractive south facing private rear garden
- Sought after locality
- Good range of amenities nearby
- Renowned local schooling
- Gas central heating with Worcester combination boiler and uPVC double glazing
- Large attached garage with downstairs WC
- No upward chain
- Distant southerly views
- EPC: Tenure: Leasehold Council Tax Band B





Floor 0



Floor 1



Approximate total area⁽¹⁾
990 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.

GIRAFFE360

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

