



52 Hallows Lane, Dronfield, S18 1ST

Saxton Mee

# 52 Hallows Lane

## £240,000

Offering beautifully proportioned and surprisingly deceptive accommodation, this large three bedroomed mid terrace house is most conveniently located standing within easy reach of local schooling, the train station and a host of local amenities within the town.

Equally ideal for a couple or family, the flexible and versatile accommodation offers gas fired central heating via a combination boiler and uPVC double glazing. Briefly comprising: entrance hall, living room with log burning stove, excellent well equipped dining kitchen, rear lobby, downstairs utility/WC. Two most useful storage cellars. First floor landing, double bedroom one being a large principle bedroom with excellent built in wardrobes to one wall, good size second bedroom, bathroom with white suite and thermostatically controlled shower over the bath. Second floor attic room being ideal for a teenager or anyone working from home.

Forecourt front garden, west facing level rear garden with stone flagged patio/entertaining terrace, and lawn.



- Beautifully proportioned home
- Nicely presented accommodation
- Living room with log burner
- Most convenient location
- Versatile attic
- Gas central heating and double glazing
- Level west facing rear garden
- Viewing recommended
- EPC: D
- Tenure: Freehold Council Tax Band: A





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