45 Drury Lane, Coal Aston, Dronfield, S18 3AP

Saxton Mee

45 Drury Lane

Coal Aston

£195,000

A great opportunity to purchase a semi detached 1930s house which is sensibly priced reflecting the need for modernisation and refurbishment.

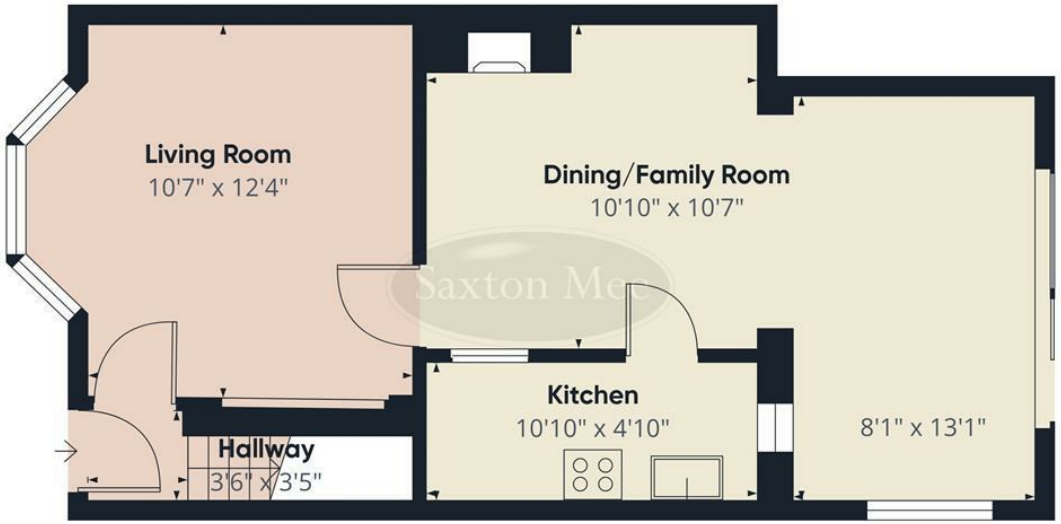
The property is superbly located on a popular road away from the main thoroughfare yet close to a comprehensive range of amenities including renowned schooling, excellent local pubs, train station and Dronfield town centre.

The accommodation has been extended to the rear on the ground floor and is complemented by a good sized rear garden with off road parking and a driveway to the front. Benefitting from a south facing rear aspect with impressive views especially from the first floor towards Chesterfield, the property briefly comprises of: hall, front sitting room, dining room which opens through to the family room (which forms the extension). Kitchen area which could be utilised as a utility. First floor landing, two double bedrooms, small childs room/study/nursery and bathroom with a coloured suite.

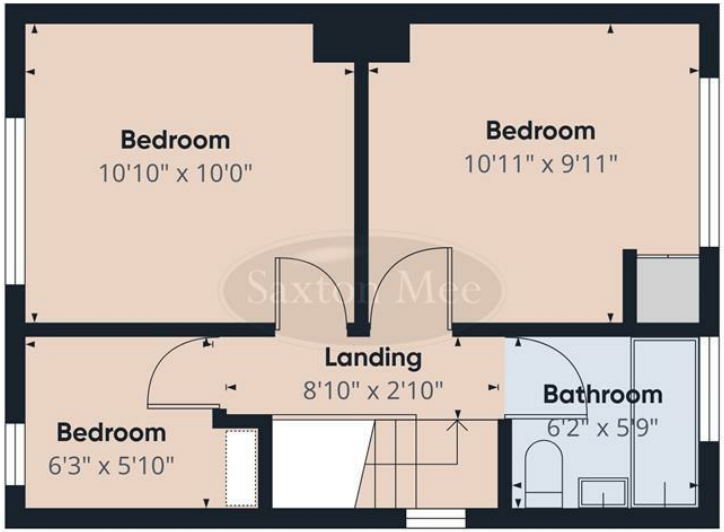
Outside: mainly ornamental gardens with lawn, garden shed and potting shed.

* Please not there is no gas at the property- electric storage heaters to some rooms.

- Great opportunity for refurbishment
- No upward chain - vacant possession
- Excellent residential location
- Close to nearby renowned schooling, shops, parks and train station
- Extended to the ground floor at the rear
- South facing garden
- Far reaching views towards Chesterfield
- EPC: F
- Tenure: Leasehold 707 years remaining
- Council Tax Band: B



Floor 0



Floor 1

Approximate total area(1)

764 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

Saxton Mee