



57 Longcroft Road, Dronfield Woodhouse, Dronfield, S18 8XU



# 57 Longcroft Road

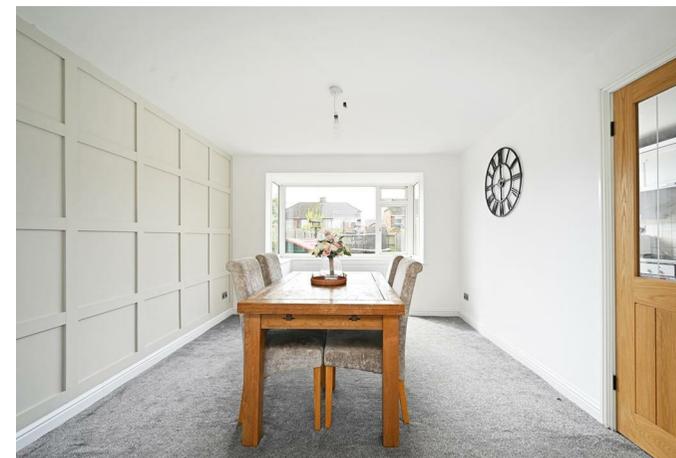
## Dronfield Woodhouse

£285,000

A rare opportunity to acquire an affordable three bedroomed semi detached house standing on this sought after road being very convenient for renowned infants/junior school and a host of amenities including Sindelfingen Park.

Complemented by a level south facing rear garden which is ideal for young children or pets, the property offers gas fired central heating, double glazing and briefly comprises: porch, hall, living room with ribbon style living flame fire, dining room which lends itself to being opened through to the adjacent kitchen which has a range of fitted units. First floor landing off which opens two good size double bedrooms, single bedroom and excellent family bathroom. The property has scope to improve and be decorated to the new purchasers taste.

Lawned front garden, block paved driveway provides ample parking, detached single garage, private level mainly lawned rear garden.



- Sought after location
- Sensibly priced home
- Good sized level south facing rear garden
- Refurbished bathroom and new internal doors
- Drive and single garage
- Close to a good range of amenities including parks and renowned infants/junior school
- EPC: D
- Council Tax Band: C
- Tenure: Leasehold

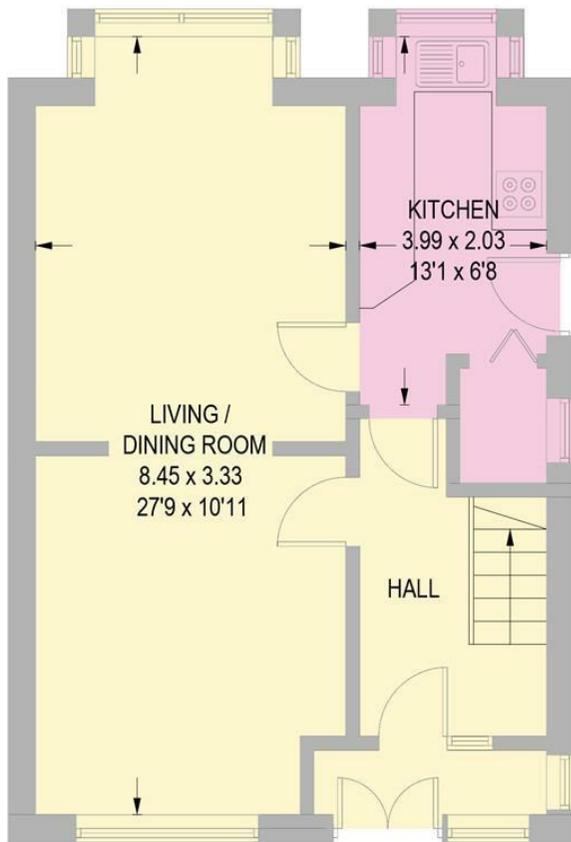


# 57 LONGCROFT ROAD

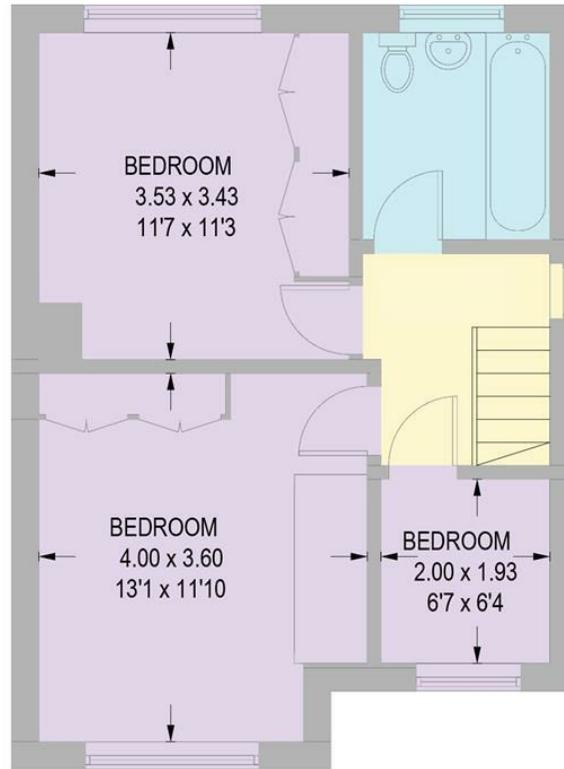
APPROXIMATE GROSS INTERNAL AREA = 86.5 SQ M / 931 SQ FT

GARAGE = 14.9 SQ M / 160 SQ FT

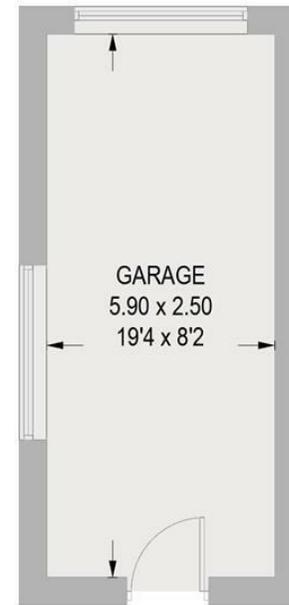
TOTAL = 101.4 SQ M / 1091 SQ FT



**GROUND FLOOR**  
**45.7 SQ M / 492 SQ FT**



**FIRST FLOOR**  
**40.8 SQ M / 439 SQ FT**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

