



24 Eckington Road, Coal Aston, Dronfield, S18 3AT



# 24 Eckington Road

## Coal Aston

£220,000

This most delightful two bedroomed end terrace cottage has an attractive garden along with vehicular access via the private lane to the rear where there is off road parking.

This delightful property is offered for sale with no upward chain and vacant possession and has gas fired central heating along with uPVC double glazed windows and briefly comprises: entrance porch, well equipped kitchen with integrated appliances, living/dining room having been extended to the rear providing French doors to the garden with stone flagged patio. First floor landing, double bedroom, bathroom with a white suite, second floor bedroom with ample natural light having windows to the front and rear having a pleasant outlook.

Delightful rear garden with private stone flagged entertaining terrace and garden beyond with useful timber shed and off road parking via the private lane to the rear.

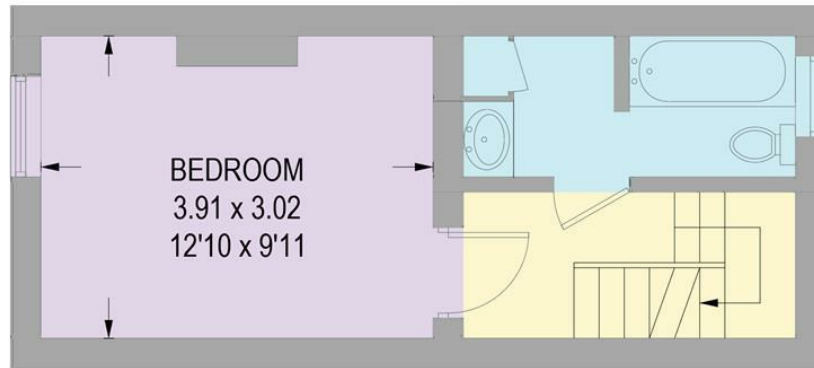


- Delightful two bedroomed end terrace cottage
- Favourably situated close to the centre of this popular village
- Excellent range of nearby amenities including renowned schooling
- Ideal for the First Time Buyer, couple or the retired
- Nicely presented accommodation over three floors
- Extended to the rear with French doors to the rear garden
- Off road parking
- EPC: tbc
- Council Tax Band
- Freehold

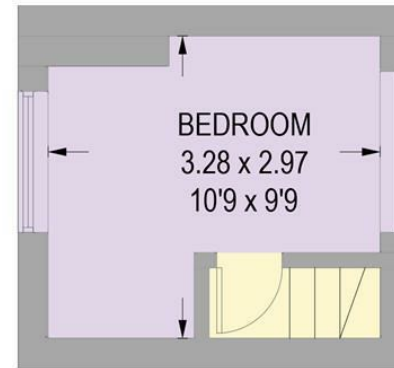


## 24 ECKINGTON ROAD

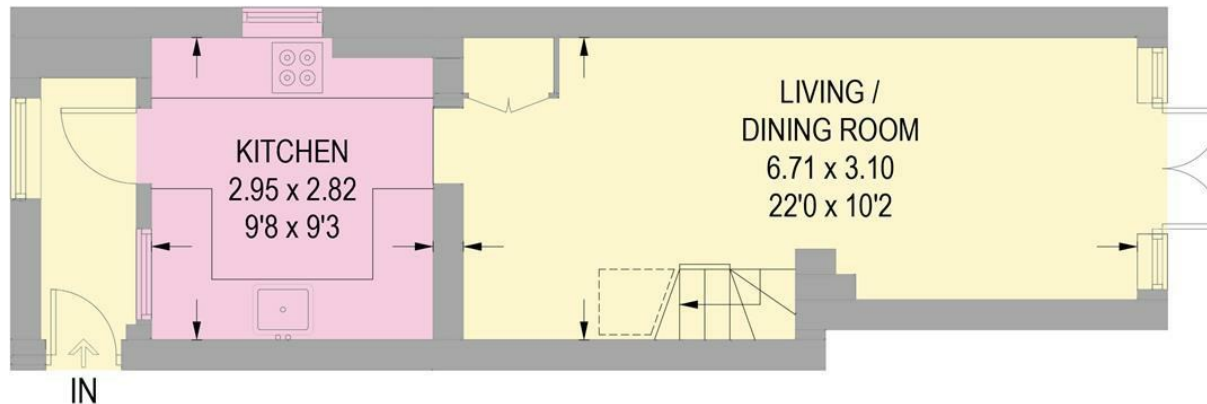
APPROXIMATE GROSS INTERNAL AREA = 64.0 SQ M / 688 SQ FT



**FIRST FLOOR = 22.5 SQ M / 242 SQ FT**



**SECOND FLOOR = 9.9 SQ M / 106 SQ FT**



**GROUND FLOOR = 31.6 SQ M / 340 SQ FT**

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.'

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