



86 Eckington Road, Coal Aston, Dronfield, S18 3AW

Saxton Mee

86 Eckington Road

Coal Aston

£275,000

Favourably located adjacent to the village green area is this excellent three bedroomed semi detached house with large attached garage which has potential to be extended above subject to any necessary permissions/regulations.

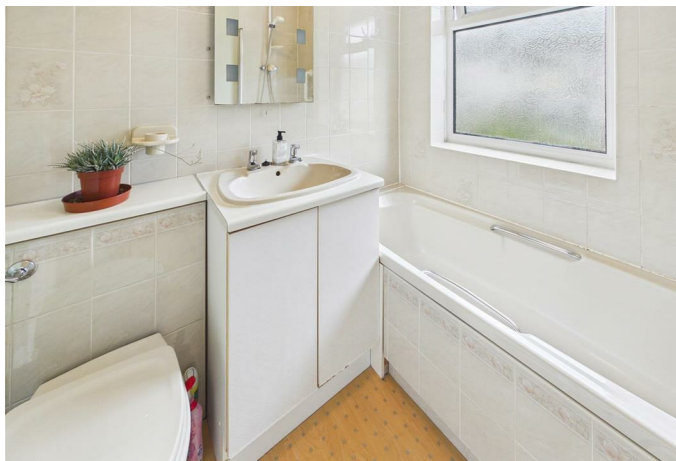
The well presented accommodation is ideal for a family and offers gas fired central heating, uPVC double glazing and briefly comprises: porch, nicely proportioned living room with bay window and feature fireplace, fitted open plan dining kitchen with pantry, uPVC double glazed conservatory. First floor landing, bedroom one with bay window and built in wardrobes, double bedroom two, third small childs room/nursery/study , bathroom with shower over the bath.

Broad block paved driveway with ample off road parking and access to the large attached garage with gated passageway between the garage and the house providing access to the rear garden which is extensively paved with borders and beds enjoying a south facing aspect.



- Excellent three bedroomed semi detached house
- Large attached garage with potential to be extended above subject to necessary regulations
- Lovely position adjacent to the village green
- Excellent range of nearby amenities
- Renowned local schooling
- Vacant possession with no upward chain
- Gas central heating and uPVC double glazing
- South facing rear garden
- EPC: D
- Council Tax Band: Tenure:







Floor 0



Floor 1



Approximate total area⁽¹⁾
1119 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.

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