



24 Egerton Road, Dronfield, S18 2LG

Saxton Mee

# 24 Egerton Road

Offers In The Region Of

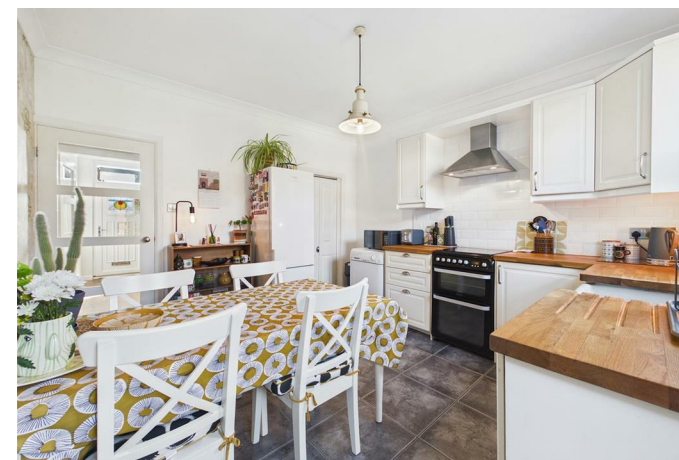
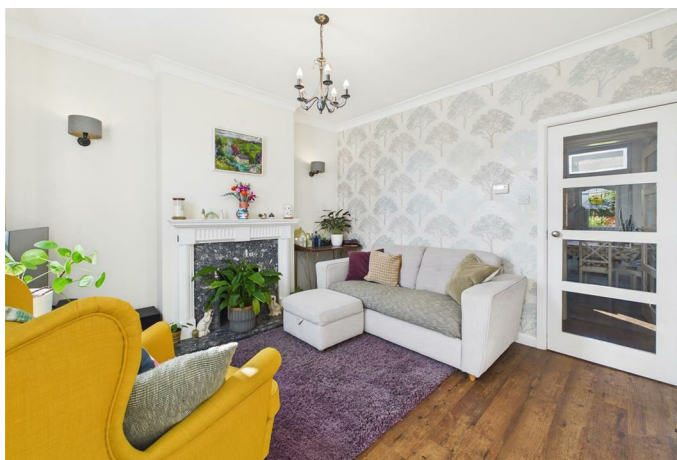
## £185,000

A fantastic opportunity for a first time buyer or young family to acquire this very well presented two bedroomed end terrace house which has the benefit of having had a new roof and is most conveniently located close to the centre of the town of Dronfield and its comprehensive range of amenities including renowned schooling, train station, sports centre and parks.

The property has gas central heating and double glazing and briefly comprises: living room with feature fireplace, spacious dining kitchen with butler sink and wooden style worksurfaces, useful storage cellar. First floor landing with generous double bedroom, single bedroom two (presently utilised as a home office) and excellent bathroom with shower over the bath. Staircase rises to the second floor with its most useful attic space with velux type window.

Outside: forecourt garden and private enclosed rear garden with decked patio and lawns.

- Superb opportunity for a first time buyer or couple/investor
- Very well presented throughout
- New roof in recent years
- Gas central heating via a combination boiler and uPVC double glazing
- Pretty, enclosed rear garden with lawn and decked patio entertaining space
- Cellar and superb attic space
- Close to a good range of amenities
- EPC:
- Tenure: Freehold
- Council Tax Band: A







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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