



240 Sheffield Road, Unstone, Dronfield, S18 4DB



# 240 Sheffield Road

## Unstone

Price Guide

# £220,000

Guide price £220,000 - £230,000

Standing on an exceptionally large plot is this excellent three bedroomed semi detached house which is set well back from the main road and offered for sale with vacant possession and no upward chain.

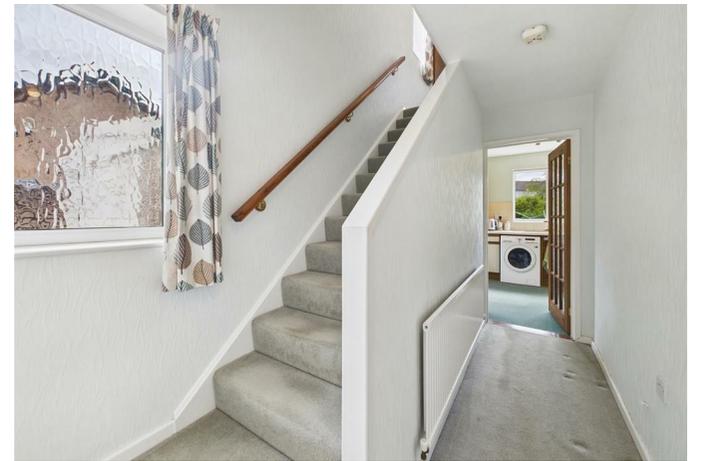
Offering gas fired central heating and uPVC double glazing, the accommodation which is equally suited for a family or couple, briefly comprises: reception all, living room, dining room, well equipped good sized kitchen. First floor landing off which opens two double bedrooms (front facing bedroom having a range of built in wardrobes and units), single bedroom three and excellent shower room.

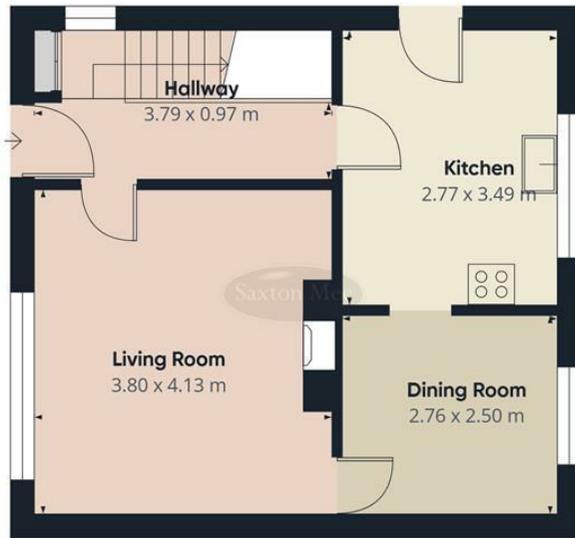
Outside. Driveway, large detached concrete sectional garage with workshop area. Undoubtedly the very large rear garden is a most appealing attribute and has a sitting out area, lawn, hedging, and further former vegetable garden at the end with aluminium framed greenhouse. There are also productive apple and pear trees.



- No upward chain
- Large mainly lawned westerly facing garden
- Some general modernisation required
- Three good size bedrooms
- Lounge and separate dining room
- Detached concrete sectional garage
- Set well back from the road
- EPC: D
- Council Tax Band B
- Tenure: Freehold







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
100.7 m<sup>2</sup>

(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](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)

