



9 Hollins Spring Avenue, Dronfield, Derbyshire, S18 1RN

Saxton Mee

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Guide Price

£225,000

GUIDE PRICE £225,000 - £230,000

Having three good sized bedrooms this excellent semi detached house is perfect for a family being close to renowned schooling.

An internal inspection is recommended to fully appreciate this nicely presented three bedroom semi detached house, which is conveniently located close to a host of local amenities including train station. The accommodation enjoys appealing views at the rear. Offering gas fired central heating system via a new Vaillant combination boiler, cavity wall insulation and comprises: reception hall, living room, extended dining kitchen and downstairs bathroom with new thermostatically controlled shower. Long drive, single garage and attractive rear garden.

- New Gas Fired Vaillant Combination Boiler in 2016/17
- New Front Door and New Patio Doors
- Three Good Sized Bedrooms
- Extended Kitchen
- Appealing Views
- Most Convenient Location
- Energy Rating TBC
- Viewing: Dronfield Office





9 HOLLINS SPRING AVENUE

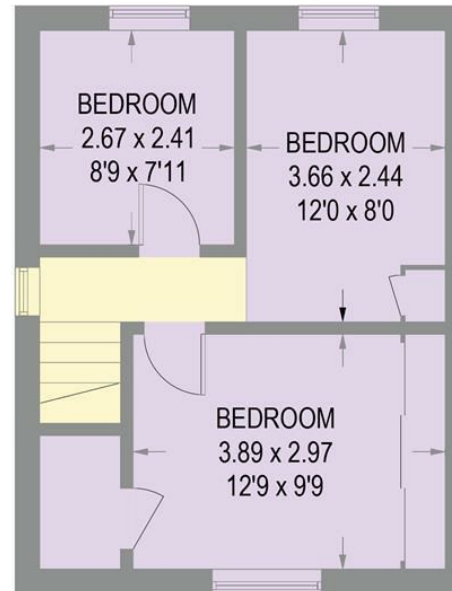
APPROXIMATE GROSS INTERNAL AREA = 81.3 SQ M / 875 SQ FT

GARAGE = 17.4 SQ M / 187 SQ FT

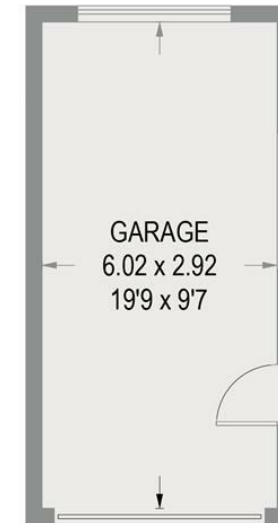
TOTAL = 98.7 SQ M / 1062 SQ FT



GROUND FLOOR
48.1 SQ M / 518 SQ FT



FIRST FLOOR
33.2 SQ M / 357 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.'

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