



11 Cecil Avenue, Dronfield, Derbyshire, S18 2GY

Saxton Mee

11 Cecil Avenue

Offers Around

£235,000

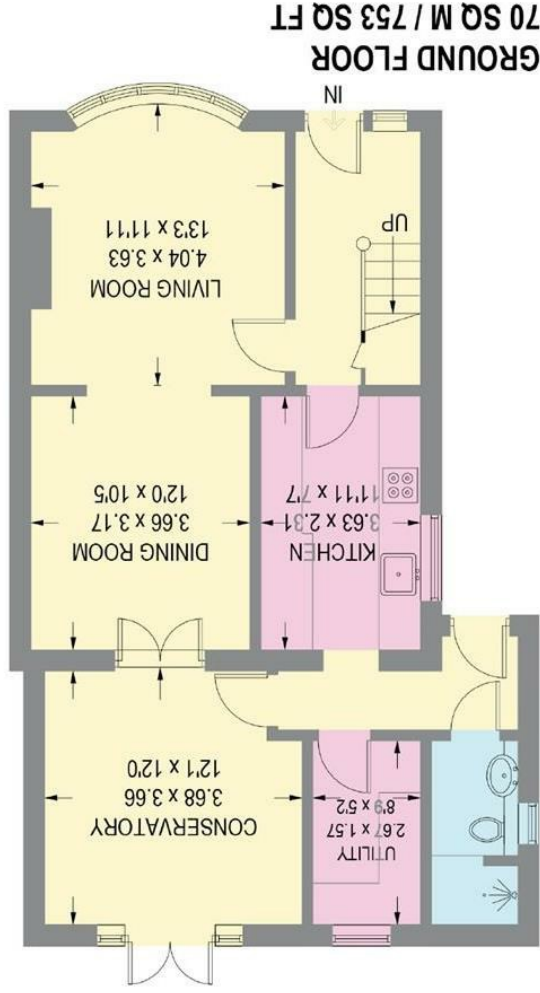
A truly superb three bedroomed 1930's semi-detached house which has been considerable extended at the rear to create an exceptional family home with the advantage of three reception rooms, a utility and downstairs WC. Being conveniently located close to the hear to the town, renowned local schooling along with train station. The property offers a gas fired central heating system, uPVC double glazing and briefly comprises: reception hall, living room, dining room, sitting room, superbly equipped kitchen, utility, downstairs WC. Landing, two double bedrooms, single bedroom and bathroom. Forecourt parking for two vehicles. Private westerly facing attractive rear garden. VIEWING RECOMMENDED



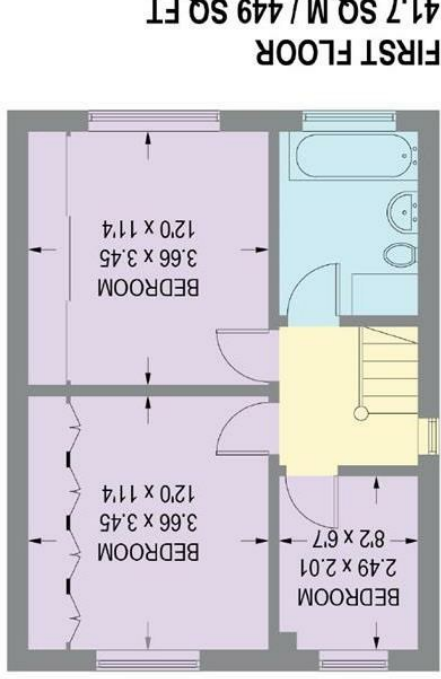


11 CECIL AVENUE

APPROXIMATE GROSS INTERNAL AREA = 111.7 SQ M / 1202 SQ FT



GROUND FLOOR
70 SQ M / 753 SQ FT



FIRST FLOOR
41.7 SQ M / 449 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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