



21 Hallowes Lane, Dronfield, S18 1SR

Asking Price: £170,000



DESCRIPTION

Located in the heart of Dronfield is this 2 bedroomed stone built cottage close to rail station & village amenities.

Ideal as an investment property or suitable for a first time buyer - the property is available with NO UPWARD CHAIN & is available for viewings NOW!

Being recently re-roofed & insulated, the property has been redecorated to sell and comprises:- lounge with laminate flooring and fitted kitchen with integrated cooking appliances.

On the 1st floor are 2 bedrooms sharing a Jack & Jill shower room.

Gas central heating with modern combi boiler & uPVC double glazed.

To the rear of the property is a rear terrace with footpath leading to the cottage garden (see title plan image).

There is also two outside stores and communal bin storage area.

On street parking is available in several places close by.

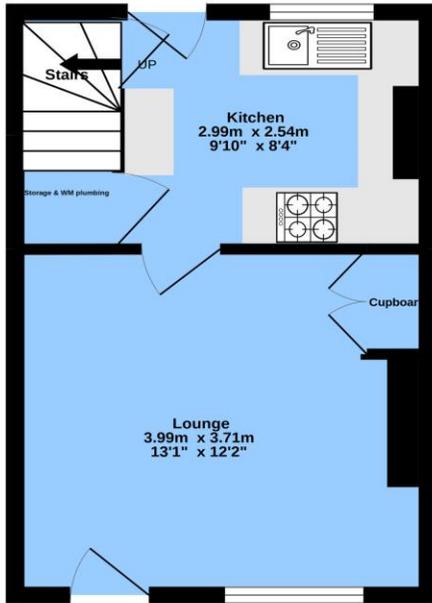
FREEHOLD.

We understand the council tax band is A under North East Derbyshire Council.

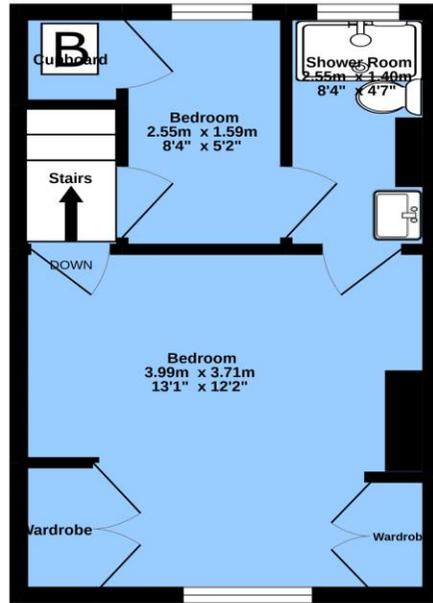




GROUND FLOOR
24.3 sq.m. (261 sq.ft.) approx.



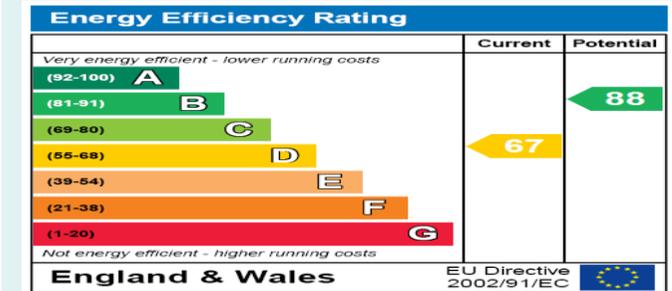
1ST FLOOR
24.4 sq.m. (263 sq.ft.) approx.



TOTAL FLOOR AREA: 48.7 sq.m. (524 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

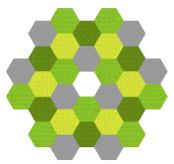
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to sell or let?

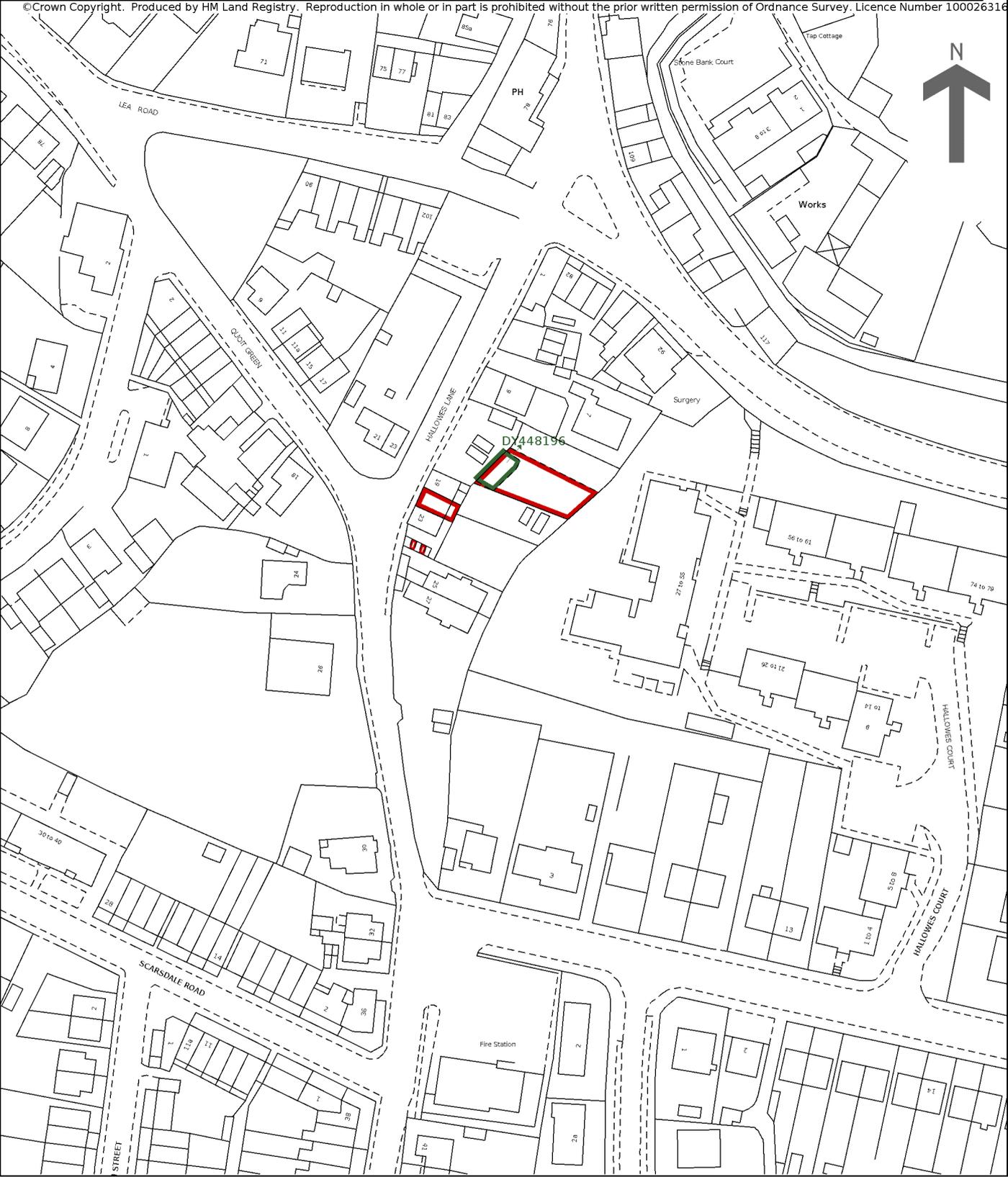
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HM Land Registry Current title plan

Title number **DY388649**
Ordnance Survey map reference **SK3578SE**
Scale **1:1250**
Administrative area **Derbyshire : North East**
Derbyshire



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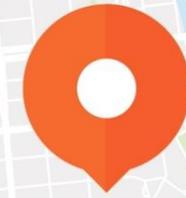
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