



43 Drury Lane, Coal Aston, Dronfield, S18 3AP

Saxton Mee

43 Drury Lane

Coal Aston

£220,000

Sensibly priced reflecting the need for general modernisation and updating; this nicely proportioned three bedroomed semi detached house has been a much loved home for many years and is the perfect opportunity for a couple or family to put their own stamp on the property.

Offered for sale with vacant possession and no upward chain the gas centrally heated and double glazed accommodation has been extended on the ground floor with the first floor slightly reconfigured creating a useable third bedroom. Hall, living/dining room with bay window to the front, fitted kitchen which forms the extension to the property. Utility and downstairs WC. First floor landing off which opens two double bedrooms, single bedroom, and bathroom with coloured suite.

Outside: long driveway leads in down by the side of the house to a garage which requires re-roofing with the gardens to both the front and rear (which extends quite a way in depth) but are quite overgrown.



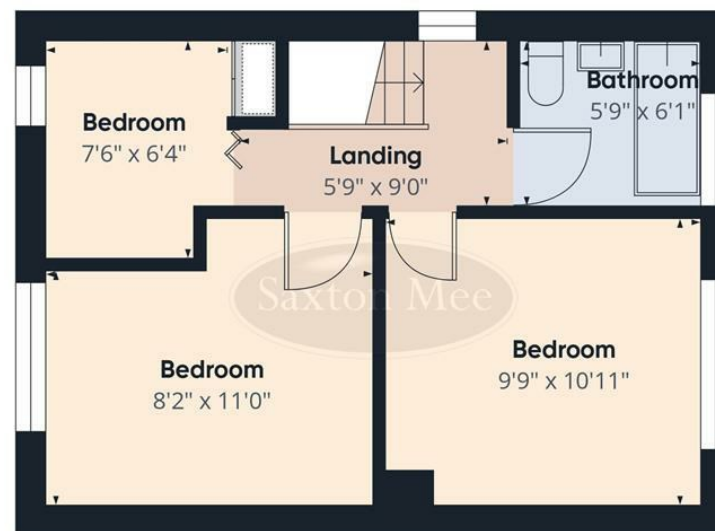
- Nicely proportioned semi detached house
- Much loved family home
- Sensibly priced reflecting the need for general modernisation
- Good size but overgrown gardens
- Long drive and garage (which needs a new roof)
- Most convenient location
- Renowned schooling
- Gas central heating and double glazing
- EPC
- Council Tax Band: Tenure:







Floor 0



Floor 1



Approximate total area⁽¹⁾
811 ft²

(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.

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