



13 Pembroke Road, Dronfield, S18 1WH

Saxton Mee

13 Pembroke Road

£280,000

Particularly well located, this excellent three bedroomed semi detached house is a perfect opportunity for a family to acquire a sensibly priced and affordable home which stands within easy reach of a host of local amenities including renowned schooling (both primary and secondary) along with the train station and sports centre.

Offered for sale with vacant possession and no upward chain the accommodation benefits from uPVC double glazing and gas fired central heating and briefly comprises: hall, fitted kitchen with pantry within which is housed the Worcester gas fired boiler, spacious living room/dining room with feature fire surround, excellent conservatory. First floor landing where access is afforded to the partially boarded roof space, two double bedrooms with one having built in wardrobes, single bedroom with built in wardrobe, excellent shower room.

Long driveway with ample off road parking, detached garage, attractively set out private garden with lawn and patio. The garden backs onto recreational fields ideal for dog walking or children.



- Excellent three bedroomed semi detached home
- Ideal for a family
- Most convenient location
- Nearby schools, train station and sports centre
- Vacant possession with no upward chain
- uPVC double glazing and gas central heating
- Drive and garage
- Attractive private garden overlooking fields
- EPC:
- Tenure: Leasehold (800 years from 1968) Council Tax Band: B





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1022 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.

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
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

