



43 Fanshaw Road, Dronfield, S18 2LA



# 43 Fanshaw Road

## £250,000

Offering nicely proportioned accommodation, this most deceptive semi detached house has been extended to the front and rear and is ideal for family occupation with three good size bedrooms and an attractive south-westerly facing rear garden.

Conveniently located close to renowned local schooling, shops and train station the property (which extends to 942sq ft) offers gas fired central heating, uPVC double glazing and briefly comprises: entrance hall, spacious living room, 'L' shaped dining room/kitchen, inner lobby, downstairs WC and garden room. First floor landing with two double bedrooms both having built in wardrobes. Good size single bedroom and bathroom with a cream coloured suite and shower over the bath.

Forecourt parking, attractive rear garden with useful shed/store.



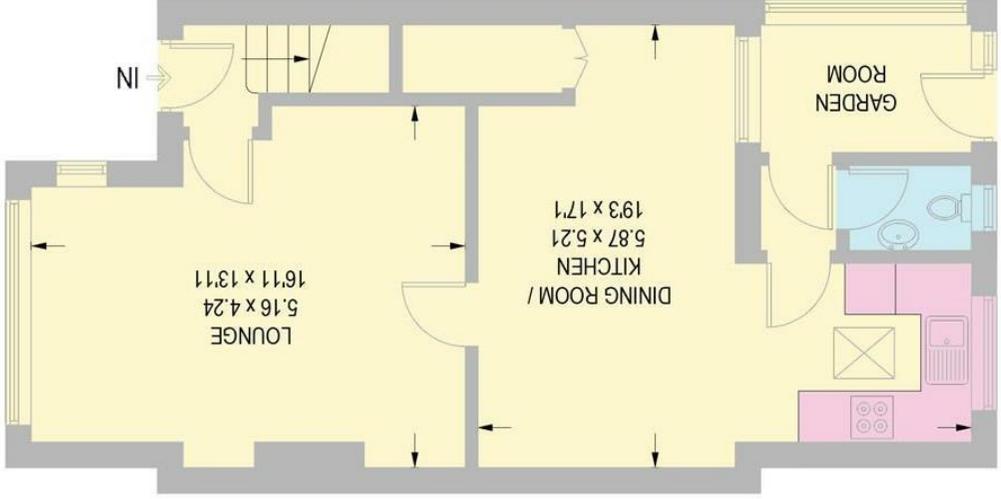
- Excellent family home
- Nicely proportioned accommodation
- Extended to the front and rear
- Spacious lounge and 'L' shaped dining room/kitchen
- Garden room and downstairs WC
- Three good size bedrooms
- Attractive south-westerly facing rear garden
- Off road parking
- Fully boarded loft
- EPC: D / Tenure: Freehold / Council Tax Band:



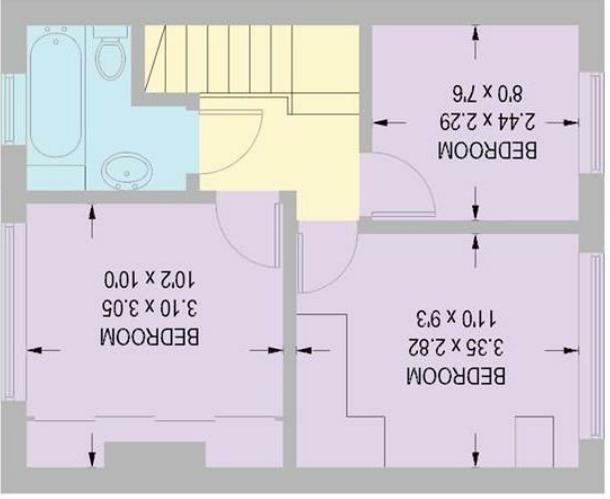


# 43 FANSHAW ROAD

APPROXIMATE GROSS INTERNAL AREA = 87.5 SQ M / 942 SQ FT



**GROUND FLOOR**  
53.4 SQ M / 575 SQ FT



**FIRST FLOOR**  
34.1 SQ M / 367 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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