



63 Eckington Road, Coal Aston, Dronfield, Derbyshire, S18 3AU

Saxton Mee

63 Eckington Road

Coal Aston

£395,000

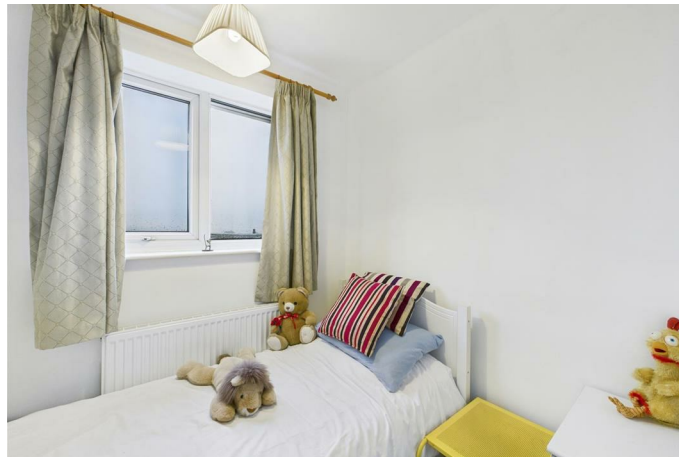
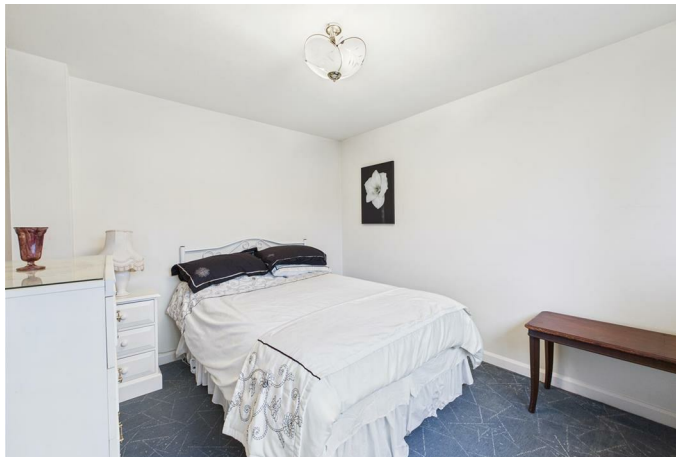
Only upon an internal inspection will the full attributes of this deceptively well proportioned four bedroomed detached house be revealed, which is equally ideal for a family, professional couple or the retired.

Built in 1968 and conveniently located within this increasingly popular residential area which hosts a good range of local amenities including renowned schooling, train station and links to Sheffield. Offering gas fired central heating via a combination boiler and uPVC double glazing, the flexible accommodation briefly comprises: to the ground floor (which has been newly insulated), hall, wet room, snug/study, lounge, separate dining room, excellent fitted kitchen which opens out onto the garden. Landing, master bedroom, second double bedroom and two single bedrooms. Bathroom with a white suite.

Drive, integral garage/store, mainly lawned rear garden with useful store.

- Deceptively well proportioned
- Viewing recommended
- Renowned local schooling and links to both Sheffield and Chesterfield
- Recent wet room
- Private lawned rear garden
- Gas central heating & uPVC double glazing
- Easily managed rear garden
- Possibility of further parking
- EPC: D / Freehold
- Council Tax - band D







Floor 0



Floor 1



Approximate total area⁽¹⁾

1296 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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