



82 Eckington Road, Coal Aston, Dronfield, S18 3AW

Saxton Mee



# 82 Eckington Road

## Coal Aston

Price Guide

# £250,000

Welcome to Eckington Road, Coal Aston, Dronfield - a traditional 1930's semi-detached family home offering three bedrooms and superb open plan living space.

The open plan living/dining/kitchen area is perfect for modern living, allowing you to cook, dine, and unwind in one harmonious space which is great for family living. The accommodation briefly comprises: of an entrance hall, open plan living/dining/kitchen with bay windows to the front and rear allowing ample natural light. Two first floor double bedrooms and a single bedroom and bathroom with a white suite.

Outside, you'll find a detached garage and a lovely lawned garden, ideal for enjoying the British sunshine with a cup of tea in hand. With no upward chain the property is available for immediate occupation on completion of the sale.

With plenty of scope to improve and add your personal touch, this semi-detached gem is just waiting for someone to unlock its full potential. Don't miss out on the opportunity to create your dream home in this desirable location.

- Open plan living space ideal for family living
- Private rear garden and detached single garage
- uPVC double glazing and gas central heating
- No chain
- Scope to improve
- White bathroom suite
- Traditional 1930's property
- EPC: D
- Council Tax band: B
- Tenure: Freehold









## 82 ECKINGTON ROAD

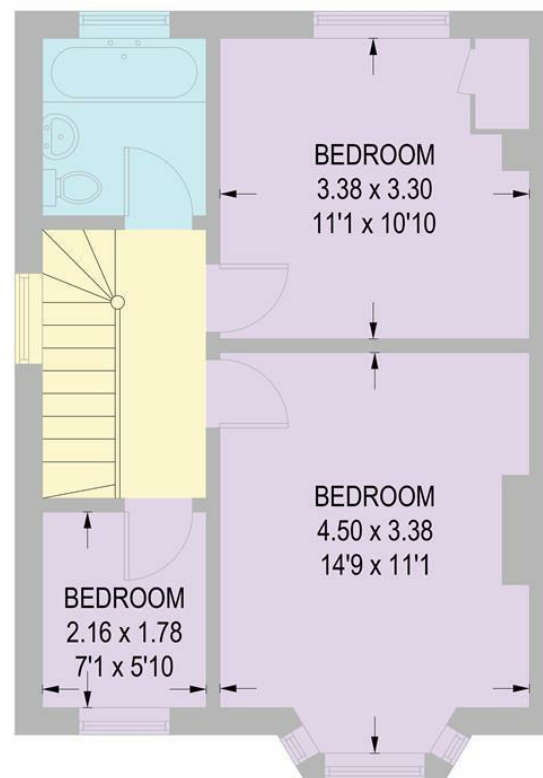
APPROXIMATE GROSS INTERNAL AREA = 81.3 SQ M / 875 SQ FT

GARAGE = 11.9 SQ M / 128 SQ FT

TOTAL = 93.2 SQ M / 1003 SQ FT

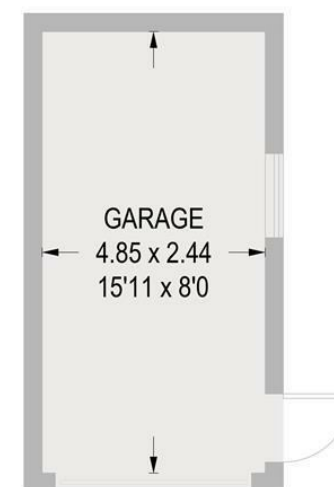


**GROUND FLOOR**  
**41.2 SQ M / 443 SQ FT**



**FIRST FLOOR**  
**40.1 SQ M / 432 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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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