



97 Hollins Spring Avenue, Dronfield, S18 1RP

Saxton Mee

# 97 Hollins Spring Avenue

## £360,000

Superbly positioned and offering panoramic views over Dronfield and the surrounding countryside, this deceptively spacious THREE DOUBLE BEDROOMED detached bungalow is a most desirable home.

The property is in an enviable location on a regular bus route, within easy reach of renowned local schooling. Dronfield Station and a comprehensive range of amenities are offered in the town.

The well-presented accommodation offers gas fired central heating via a combination boiler, uPVC double glazing, burglar alarm and external lighting. The spacious reception hall has a small cloakroom and doors leading to the rest of the bungalow which comprises; breakfast kitchen with integrated hob and oven, beautifully proportioned lounge with recently laid flooring and glazed door leading to the patio, master bedroom with built in wardrobes and two further double bedrooms, shower room and separate WC.

Attached single garage with automatic door, block paved drive with off road parking. LARGE PRIVATE REAR GARDEN, comprising a broad patio and lawn with a relatively new shed.



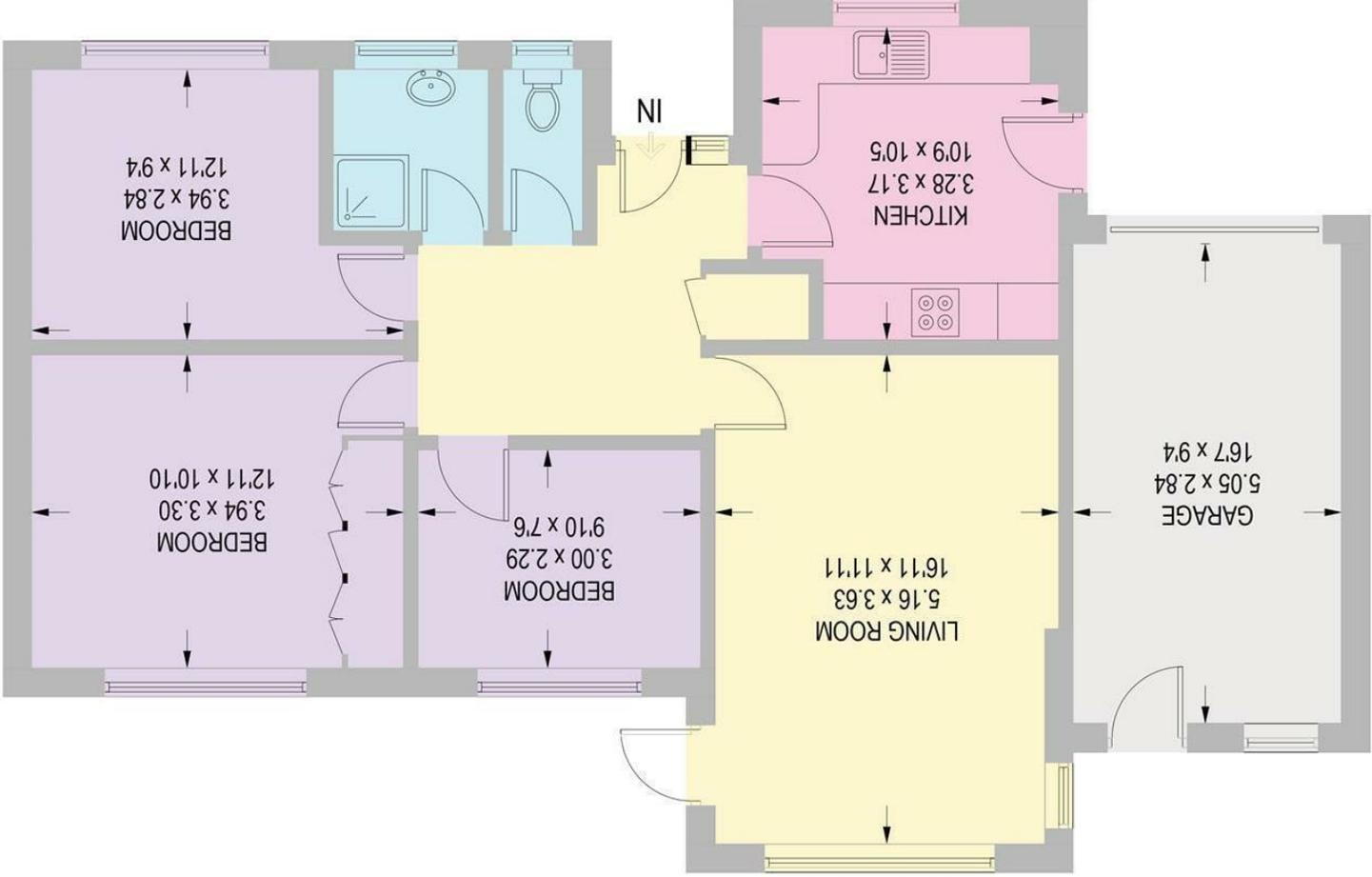
- Three double bedrooms
- No upward chain and vacant possession
- Deceptively spacious
- Good size garden and appealing views
- Conveniently located on a bus route
- Garage and off road parking
- Gas central heating and uPVC double glazing
- Council Tax Band: D
- EPC: D
- Tenure: Leasehold





# 97 HOLLINS SPRING AVENUE

APPROXIMATE GROSS INTERNAL AREA = 74.8 SQ M / 805 SQ FT  
GARAGE = 14.5 SQ M / 156 SQ FT  
TOTAL = 89.3 SQ M / 961 SQ FT



## GROUND FLOOR

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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