



98 Stubley Lane, Dronfield, S18 1PH

Saxton Mee

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£200,000

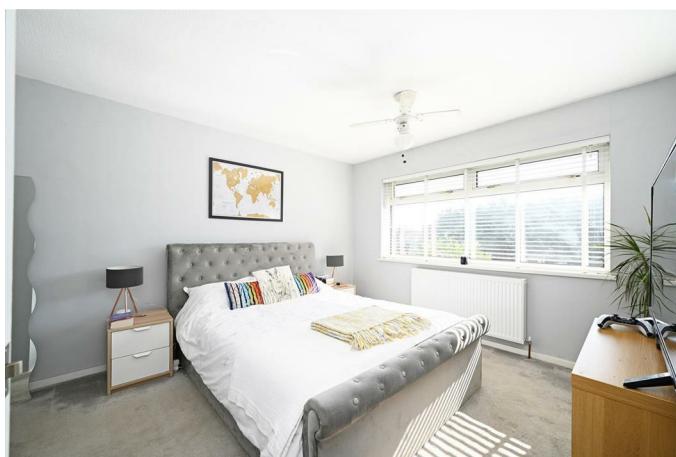
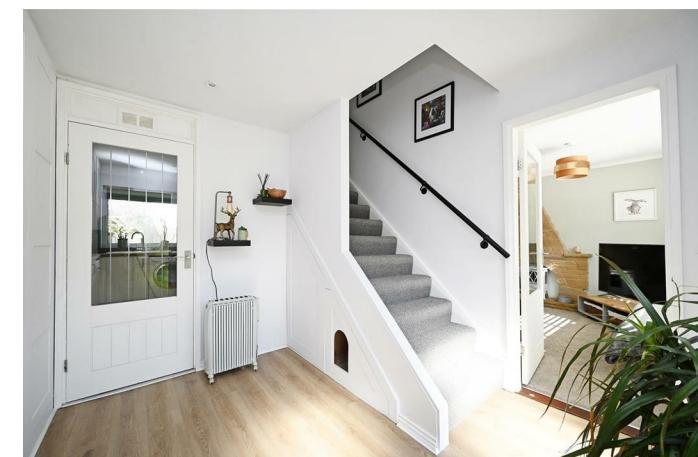
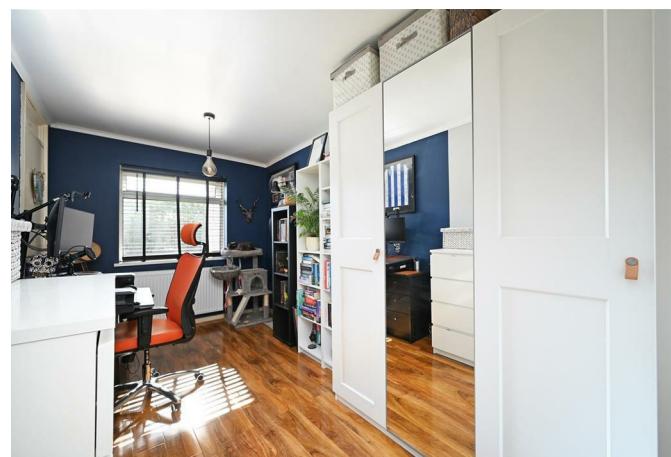
This exceptionally well presented and well proportioned three bedrooomed mid town house is most conveniently located only a few hundred yards from the centre of Dronfield and its comprehensive range of facilities with the Civic centre, Sainsbury's, train station and renowned schooling.

Attractively refurbished over recent years, the property which offers gas fired central heating and uPVC double glazing is a perfect home for a first time buyer or young family and briefly comprises: reception hall with useful understairs store cupboard and excellent built in storage cupboards to one wall, spacious living room with archway through to the dining room with twin French doors to the rear garden. Well equipped kitchen having an extensive range of units and built in appliances. Downstairs cloakroom/WC. First floor landing with airing and storage cupboards, two good size double bedrooms, large single bedroom and superb refurbished bathroom with shower over the bath.

Forecourt garden with the rear garden being attractively set out with patio, lawn and greenhouse. On street parking to the rear of the property.

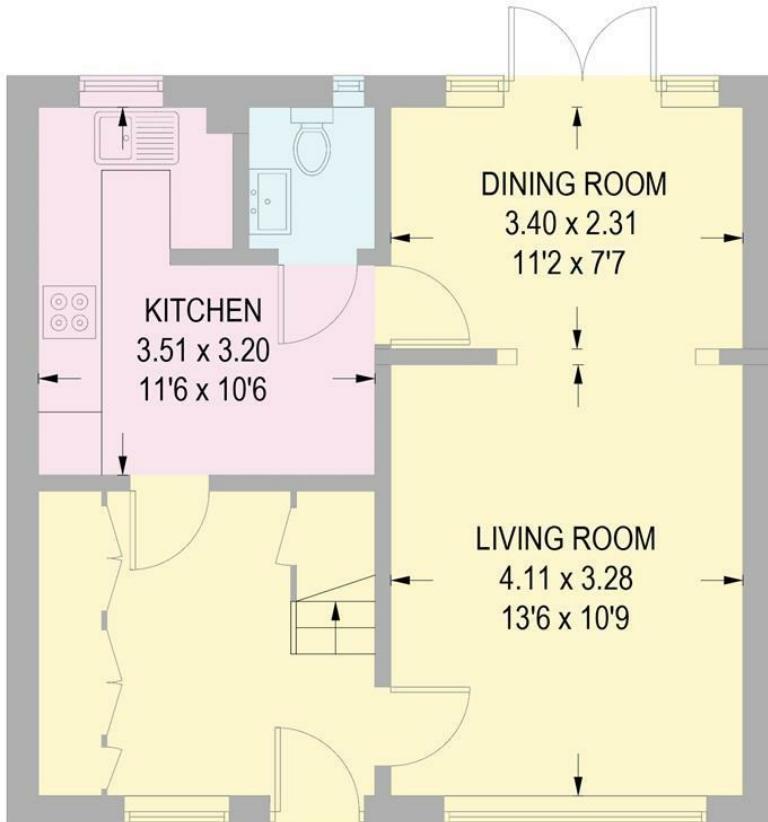


- Ideal for the first time buyer, young family or investor
- Attractively presented three bedrooomed mid town house
- Nicely proportioned
- Most convient location
- Close to all nearby amenities in the town
- Gas central heating and double glazing
- Excellent kitchen and bathroom
- Two reception rooms and downstairs WC
- Private rear garden with lawn and patio
- EPC: Tenure: Council Tax Band: A

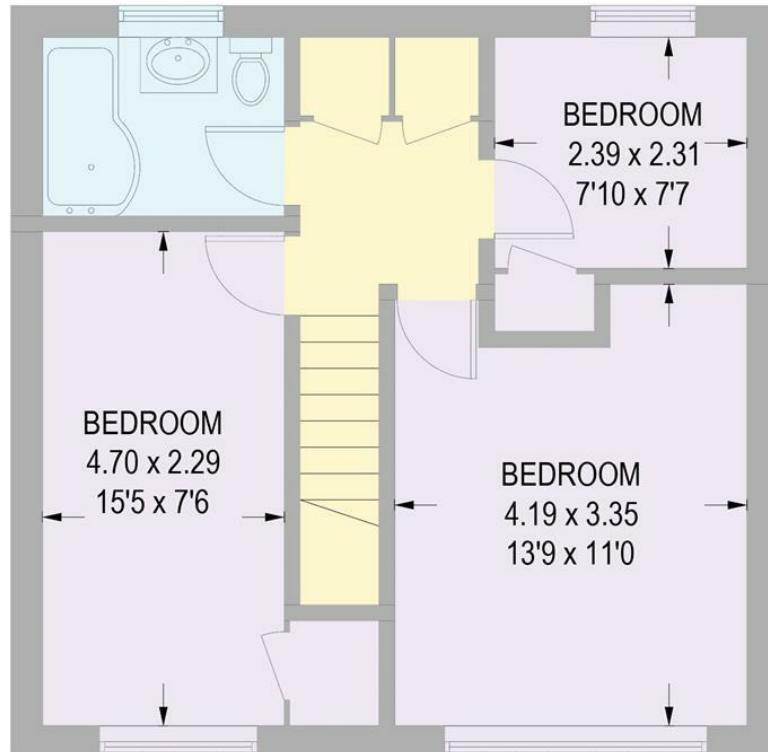


98 STUBLEY LANE

APPROXIMATE GROSS INTERNAL AREA = 88.0 SQ M / 947 SQ FT



GROUND FLOOR
44.2 SQ M / 476 SQ FT



FIRST FLOOR
43.8 SQ M / 471 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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