

LOT  
**27**

18 Scarsdale Road, Dronfield, Derbyshire S18 1SN

**Guide price\* £90,000 - £100,000**



## A vacant two bedroom mid terrace with charming rear garden and ripe for renovation

### Location

Dronfield is a town in North East Derbyshire; it comprises the three communities of Dronfield, Dronfield Woodhouse and Coal Aston. The town lies between Chesterfield and the city of Sheffield commutable from both and within easy reach of the Peak District National Park. The house sits in a convenient position with walking distance of the railway station, numerous bus services, key amenities in the town centre and the popular Civic Centre. There are a number of supermarkets locally, schools including the Dronfield Henry Fanshawe School, library, recreational facilities and gyms, a golf club and easy access to Dronfield by pass. The football ground to the north of the town

is currently the home of Sheffield F.C., the world's oldest football club.

### Description

A two bedroom mid terrace home to suit builders, landlords, property professionals or those buyers looking for a renovation project. The property is vacant, has double glazing and features a long garden to the rear with lawn. The house now needs a scheme of refurbishment and renovation but offers scope and potential. The property has potential to extend into the attic space to create further accommodation; this is subject to the usual planning permissions and regulations required. The area is popular with families and young

professionals and viewing is advised.

**Ground Floor** Lounge, inner lobby, dining kitchen and cellar.

**First Floor** Two bedrooms and bathroom/W.C. Access to the loft space.

**Outside** Front cottage garden. To the rear is a long garden with lawn, established planting and greenhouse.

### Tenure

TBC

### EPC

Energy Efficiency Rating E

### Auction Valuer

Lucy Crapper ANAVA



Ground Floor  
12'6" x 12'  
10'6" x 12'  
10'6" x 12'

First Floor  
10'6" x 12'  
10'6" x 12'  
10'6" x 12'

\*Measurements taken from the 2015/16 EPC  
Ground Floor

### Note

Plans shown are for information only and are not to scale.

### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or at weekends Blundells Dronfield 01246 416261