

LOT

24

20 Scarsdale Road, Dronfield, Derbyshire S18 1SN

Guide price* £90,000–£100,000



Two bedroomed well-proportioned terraced home requiring modernisation and featuring long rear garden

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 or those buyers looking for a refurbishment and renovation project. No.20 is vacant, has gas mains connected and features a long garden to the rear. The property extends over the passageway to the front offering generous accommodation to the first floor and has the potential to extend into the attic space to create further accommodation if required. 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 Extending over the passage to the front. Two bedrooms and bathroom/W.C. Access to the loft space.

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

Tenure

TBC

EPC

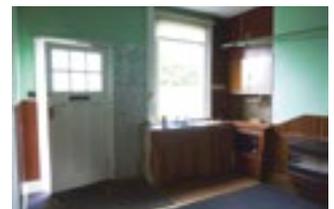
Energy Efficiency Rating tbc

Auction Valuer

Lucy Crapper NAVA

Note

Plans shown are for



information only and are not to scale.

Viewing

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