

LOT

21

28 Eckington Road, Coal Aston, Dronfield, Derbyshire S18 3AT

Guide price\* £140,000+



## A charming double fronted two bedroom cottage on the edge of local countryside, refurbished and ready to move into.

### Location

Coal Aston sits on a ridge overlooking Sheffield and Dronfield, it is surrounded by beautiful countryside and conservation areas. The area is popular and highly sought after; the village is well served by a good range of amenities including pubs, shops, garden centre, petrol station and sports facilities. Coal Aston is located close to Dronfield, with renowned local schooling, offering ease of access to both Sheffield and Chesterfield, railway station, excellent road links to the motorway, large supermarkets, shopping precinct, sports clubs/gyms and golf club.

### Description

A double fronted stone built two bedroom cottage which

has undergone a scheme of refurbishment throughout to create a charming home. The cottage has off road parking, garden, a new central heating system, double glazing and is vacant. Many of the original features still remain including exposed stonework, beams, and fireplaces but also feature a modern farmhouse style kitchen and contemporary bathroom and will therefore suit many residential buyers and those parties looking for a holiday cottage.

### Accommodation

**Ground Floor** Entrance porch, well fitted modern kitchen with a range of built in appliances, good sized lounge with feature fireplace and dining room.

**First Floor** Landing, two

double bedrooms, the second double bedroom having a delightful feature cast iron fireplace, contemporary bathroom has a white suite which comprises of a bath with shower over, wash hand basin and low flush WC.

**Outside** From the kitchen a door leads to a larger than expected rear garden with flagged patio area and low maintenance garden with wooden shed and car parking space. This area could be gated for further security and privacy.

### Tenure

Freehold

### EPC

Energy Efficiency Rating D



### Auction Valuer

Lucy Crapper ANAVA

### Note

Plans shown are for information only and are not to scale

### Viewing

Strictly by appointment with joint agent Blundells Dronfield 01246 416261 For any other enquiries please call the auction team on 0114 254 1185