



34 Wilson Road, Coal Aston, Dronfield, Derbyshire, S18 3AD

Saxton Mee

34 Wilson Road

Coal Aston

Offers Around

£220,000

This deceptively well proportioned **THREE BEDROOMED** stone fronted mid terrace house is favourably situated on this popular road close to a host of local amenities including renowned schooling and affords excellent access to the city centre, ring road, St James Retail Park and motorway networks.

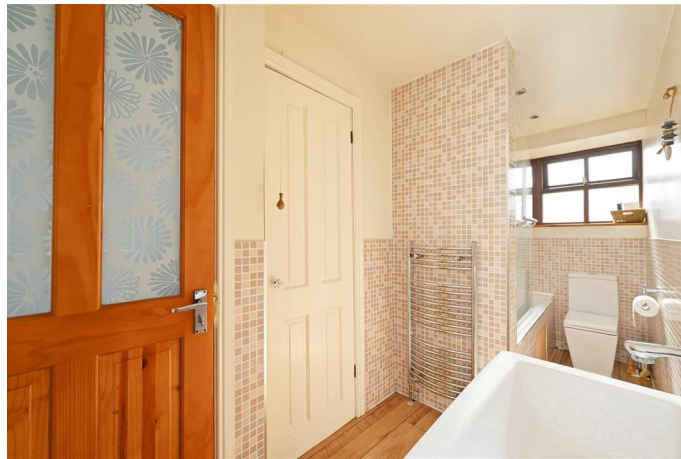
Equally ideal for a first time buyer or family, the property offers gas fired central heating via a Worcester combination boiler and uPVC double glazing. Offered for sale with vacant possession and no upward chain the accommodation has the advantage of extending over the passageway so the house is surprisingly spacious on the first floor. Living room with attractive fireplace, fitted dining kitchen, cellar, first floor landing, good size double rear bedroom, second smaller double bedroom and single bedroom three/study. Bathroom with a white suite.

Outside: attractive south facing private rear garden with lawn , stone patio and pergola.



- Deceptively well proportioned
- Perfect for first time buyer, family, divorcee or investor
- Most attractive rear garden
- Sought after locality
- Convenient position
- No upward chain
- Gas central heating
- uPVC double glazing
- EPC: D
- Council Tax Band A - Freehold





34 WILSON ROAD

APPROXIMATE GROSS INTERNAL AREA = 74.0 SQ M / 796 SQ FT

CELLAR = 17.8 SQ M / 191 SQ FT

TOTAL = 91.8 SQ M / 987 SQ FT

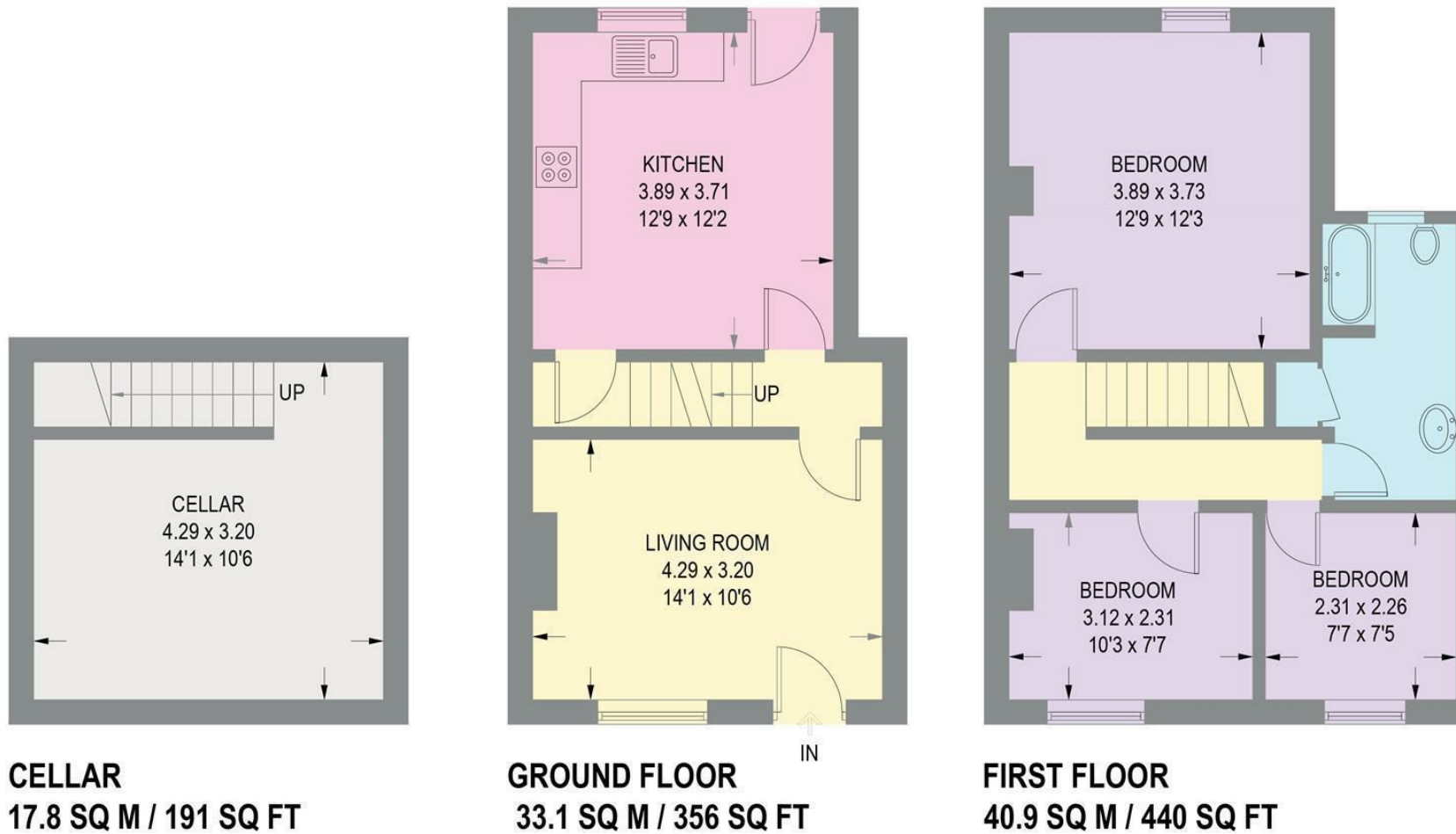


Illustration for identification purposes only, measurements are approximate, not to scale.

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