

5 Sherwood Place, Dronfield Woodhouse, Dronfield, S18 8PB

Saxton Mee

# 5 Sherwood Place

## Dronfield Woodhouse

## £145,000

A great opportunity to acquire this realistically priced two bedroomed first floor duplex apartment which is perfect for a couple or first time buyer/investor being conveniently located only a few hundred meters from a good range of shopping facilities off Pentland Road along with the park and nearby schooling.

Offered for sale with vacant possession and no upward chain the property has gas fired central heating double glazing and the advantage of off road communal parking and a single garage. The accommodation briefly comprises: entrance lobby, staircase to the first floor landing with store cupboard. Good sized open plan living/dining area with French door to the rear balcony. Fitted kitchen. Second floor landing off which opens two bedrooms and bathroom with shower over the bath.

Outside: lawned front garden and off lying single garage in a block.

- Affordable two bedroomed first floor duplex apartment
- Convenient locality
- Close to a range of excellent amenities
- Ideal for a couple, first time buyer or investor
- Accommodation over two floors with double balconies to the rear
- Communal parking and single garage
- Gas central heating and uPVC double glazing
- No upward chain
- EPC:
- Leasehold Council Tax Band:






















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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