

# 6 11 Pentland Road, Dronfield Woodhouse, Dronfield, Derbyshire S18 8ZQ

GUIDE PRICE £140,000 PLUS\*

VACANT HOUSE

- Three bedroom semi-detached house
- In need of general modernisation
- Of interest to builders & investors
- Single garage to rear
- uPVC windows & central heating
- Popular location

## Ground Floor

Entrance Hall  
Through Lounge/Dining Room  
6.72m x 3.75m narrowing to 2.95m  
Kitchen 2.66m x 3.02m  
Under Stairs Store

## First Floor

Landing  
Front Bedroom One 3.08m x 3.15m  
Rear Bedroom Two 2.97m x 3.13m  
Front Bedroom Three 2.47m x  
2.19m  
Bathroom/WC 2.40m x 1.66m

## Outside

Front & Rear Gardens with separate  
vehicular access to single garage  
2.40m x 5.14m

## EPC Rating

A full copy of the EPC will be  
available to view via our website

## VIEWING

By appointment with Jake Bond  
jake@markjenkinson.co.uk  
07715214572

## SOLICITORS

Bell & Buxton, Telegraph House  
High Street, Sheffield S1 2GA

