



Always giving you extra

15B PARTRIDGE CLOSE, ECKINGTON, SHEFFIELD, S21 4HQ



An ideal purchase for first time buyers, this well presented one bedroom ground floor studio apartment which benefits from an economy 7 heating system and double glazing. The property briefly comprises; open plan lounge/kitchen, bedroom, dressing area and bathroom. Off street parking. An early viewing is strongly advised to avoid disappointment.

£45,950



CRYSTAL PEAKS (HEA), C4,CRYSTAL PEAKS SHOPPING CTRE, SHEFFIELD, S20 7PH

HEACrystalPeaks@halifax.co.uk

0114 251 0520

Directions

Heading through Eckington, Turn right onto Ravencar Road. Turn right onto Partridge Close.

Open Plan Lounge/Kitchen



A hard wood front door opens to the open plan lounge/kitchen.

Lounge Area

3.48 x 2.79 / 11' 5" x 9' 2"



Having a front facing double glazed bay window and electric heater. Laminate flooring. An archway leads through to the bedroom.

Kitchen Area

2.18 x 1.70 / 7' 2" x 5' 7"



Having a range of wall and base units and complementary roll edge work surfaces. Inset single sink and drainer with mixer taps and partial tiling to the walls. Built in electric oven and hob with extractor hood over. Space for fridge and freezer. Front facing double glazed window and laminate flooring. Telephone point.

Bedroom Area

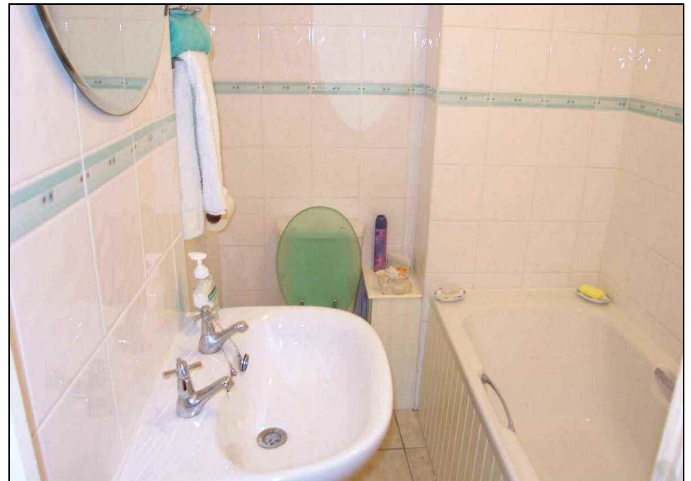
2.80 x 2.03 / 9' 2" x 6' 8"

Having laminate flooring. A doorway leads through to the dressing area.

Dressing Area

With fitted wardrobe, which has plumbing for an automatic washing machine. Side facing double glazed window and laminate flooring. A sliding door leads through to the bathroom.

Bathroom



Having a white suite. Panelled bath, low flush WC and pedestal wash hand basin. Fully tiled walls. Extractor fan and ceramic tiling to the floor.

Off Street Parking

To the side of the property is an allocated parking space.

Accommodation

All measurements are approximate.

Brochure Details

This brochure including photography was prepared by Halifax Estate Agents in accordance with the Seller's instructions.

How To Buy This Home

Moving home can be a complicated process, our aim is to make it as easy as possible for both the Seller and the Buyer. At Halifax Estate Agents, our Negotiators are trained to check all the details carefully, to advise, assist and guide you smoothly through the moving process.

Important Note To Buyers

We have not tested any systems or appliances at this property

Tenure

At the time of producing these details we are unable to confirm the tenure of this property. Confirmation has been requested. Please consult us for further information.

Opening Times

Monday - Friday: 9.00am to 5.00pm

Wednesday - 9.30am to 5.00pm

Saturday - 9.00am to 2.30pm

Sunday - Closed

Property Ref : HF066244410
Creation Date : 21/04/2006

IMPORTANT INFORMATION

Halifax Estate Agents, Halifax Property Services, Hobbs & Chambers, Donald Beale, Weller Eggar, Frank Farr and Gale & Power are trading names of Halifax Estate Agencies Limited. Halifax Estate Agencies Limited Registered Office: Trinity Road, Halifax, West Yorkshire HX1 2RG. Registered in England No. 2045933. Halifax Estate Agencies Limited is an appointed representative of Halifax plc, which is authorised and regulated by the Financial Services Authority. Under the Property Misdescriptions Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Our aim is to please - but we know that sometimes things go wrong. If you have a problem, we want to know. A member of staff will be happy to help either over the phone or at a branch. A copy of our complaints procedure is available on request. If you need further help, ring our Customer Helpline on 0845 725 3519. Complaints we cannot settle may be referred to the Financial Ombudsman Service or the Ombudsman for Estate Agents.