



28 John Street | Eckington | Sheffield | S21 4DW

Guide Price £240,000 to £250,000

Bell & Co Estates are delighted to present this extended FOUR Bedroom Semi-Detached family home, offering spacious and versatile living across two floors. Step into a welcoming porch and entrance hall leading to a generously sized lounge, perfect for relaxing or entertaining with patio doors opening on to the patio. The modern kitchen offers ample worktop and storage space with understairs cupboard for added storage, flowing through to a useful utility room with access door to the rear. An integral garage provides additional storage or conversion potential. The first floor comprises four well-proportioned bedrooms, including three doubles, master with fitted wardrobes and a versatile fourth bedroom ideal as a home office or nursery. A spacious, contemporary family bathroom completes the upstairs accommodation. Perfect for growing families, this home combines practical living with a light and airy feel. To the front of the property is a spacious driveway offering ample parking which leads to the garage and side access to the rear. To the rear is a double brick-built garage with electric, perfect for storage, workshop or hobby room leading to further storage which was once a dog kennel. A tranquil pond and patio area completes this space making it the perfect spot for entertaining or a quiet space to relax. Close to local amenities this home is in a great location, call us now to arrange your viewing.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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28 John Street
Eckington
SHEFFIELD
S21 4DW

Energy rating

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Valid until

9 September 2035

Certificate number

2945-7113-1914-9111-1141

Property type

Semi-detached house

Total floor area

89 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements