

Station Road, Eckington Sheffield



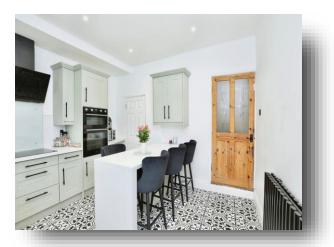
## welcome to

## Station Road, Eckington Sheffield

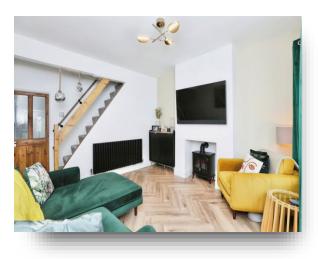
Welcome to this charming two-bedroom mid-terrace house in the heart of Eckington. This modern freehold home is perfect for first-time buyers, small families, or investors looking for a well-presented property with ample outdoor space.













#### Lounge

11' 8" max x 15' 3" ( 3.56m max x 4.65m ) Having an entrance door, radiator and front facing double glazed window.

#### Kitchen

11' 9" x 11' 5" ( 3.58m x 3.48m ) Having a range of wall and base units inset sink with rolled edge work surfaces. Electric oven and hob with extractor above. Integrated fridge, freezer. Space and plumbing for washing machine. Breakfast bar, rear facing double glazed window, radiator and a door which leads to the rear garden. A further door leads to the cellar.

#### Landing

#### **Bedroom One**

11' 7" x 11' 9" ( 3.53m x 3.58m ) Front facing double glazed window and radiator.

#### **Bedroom Two**

11' 8" x 6' (3.56m x 1.83m) Rear facing double glazed windows and radiator.

#### **Shower Room**

A suite comprising shower cubicle, wc and wash hand basin. Tiling to the walls and floor. Rear facing double glazed window.

#### Garden

To the rear of the property is awned garden.





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- Mid terrace property
- Two bedrooms
- Modern style kitchen
- Rear garden
- Great access to local amenities

Tenure: Freehold EPC Rating: C

offers in excess of

£150,000





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Property Ref: CPK113996 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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