



Market Street, Eckington Sheffield S21 4EG

welcome to

Market Street, Eckington Sheffield

****GUIDE PRICE £220,000-£230,000****This spacious four-bedroom georgian end-terrace in the heart of Eckington offers a bright lounge, well-equipped kitchen, and flexible living space. With a private garden and great local amenities nearby, it's perfect for families or professionals.



Lounge

11' 8" x 11' 11" (3.56m x 3.63m)

A tastefully decorated lounge having a cast iron fire place and a front facing georgian window with internal shutters. It is decorated with heritage paint and wallpaper and a stained glass window above the front door.

Kitchen

11' 8" x 12' 4" (3.56m x 3.76m)

A modern style kitchen fitted with a range of wall and base units with co-coordinating work surfaces housing the sink & drainer unit. Having plumbing for a washing machine & dishwasher, an extractor fan, a rear facing window and a central heating radiator.

A door from the kitchen leads to the rear garden and a further door leads to the cellar.

Cellar

The cellar is currently used as an office space/occasion room with a front facing window. There is additional storage room.

Bedroom One - 1st Floor

12' 4" x 11' 9" (3.76m x 3.58m)

Having a front window, a central heating radiator an original georgian stone and cast iron fireplace.

Bedroom Four - 1st Floor

9' 2" x 5' 11" (2.79m x 1.80m)

Having a rear facing window with an original georgian stone and cast iron fireplace.

Bathroom - 1st Floor

A modern style suite fitted with a bath with shower over, a wash hand basin and a W.C. There is also tiling to the walls & floor.

Bedroom Two - 2nd Floor

11' 10" x 12' (3.61m x 3.66m)

Having a rear facing window, a central heating radiator and a feature cast iron fire place. Featuring far-reaching views towards Spinkhill and Rother Valley.

Bedroom Three - 2nd Floor

Having a front facing window, a central heating radiator, a useful storage cupboard and a feature original georgian stone and cast iron fireplace.

Outside

To the rear of the property is a delightful, low maintenance & spacious enclosed yard. There is a summerhouse and decked seating area.



view this property online williamhbrown.co.uk/Property/CPK114109



welcome to

Market Street, Eckington Sheffield

- Grade II listed building - period, villa style town house
- Extremely well placed for amenities, schools & shops
- Beautifully presented, bursting with character & charm yet modern & stylish throughout
- Accommodation set over 3 floors
- Modern style kitchen & bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114109



Property Ref:
CPK114109 - 0011

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk