

Watermeade, Eckington Sheffield S21 4HZ

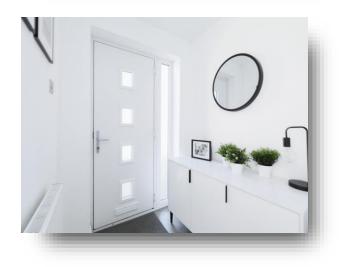


welcome to

Watermeade, Eckington Sheffield

Situated in Eckington , this 3-bedroom detached home offers a spacious lounge, modern kitchen/diner with garden access, a large master bedroom, 2 additional bedrooms, and a family bathroom. It features off-street parking, a low-maintenance garden, and easy access to amenities.













Hall

Having an entrance door, radiator and side facing double glazed window. Stairs leads to the first floor accommodation.

Lounge

14' 4" x 12' 4" (4.37m x 3.76m) Front facing double glazed glazed window, radiator and French doors leads to the dining kitchen.

Dining Kitchen

15' 7" x 11' 5" (4.75m x 3.48m)

Having a range of modern style wall and base units, inset sink and rolled edge work surfaces. Induction hob and electric oven. Integrated fridge, freezer, washing machine, slim line dish washer and microwave. Rear facing double glazed window and French doors leads to the rear garden, Radiator and a side door leads to the garden.

Landing

Side facing double glazed window, radiator and loft access can be obtained.

Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m) Front facing double glazed window and radiator.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m) Rear facing double glazed window and radiator.

Bedroom Three

9' 6" x 6' 2" (2.90m x 1.88m) Front facing double glazed window and radiator.

Shower Room

A suite comprising shower cubicle, vanity sink unit and concealed wc. Heated towel rail and side facing double glazed window.

Drive

There is a driveway.

Garden

There is lawned garden to the front of the property and a further enclosed lawned garden to the rear.





welcome to

Watermeade, Eckington Sheffield

- Impressive detached property
- Three bedrooms
- Modern style dining kitchen
- Cul de sac position
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

£270,000





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Property Ref:

CPK114187 - 0006

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.

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

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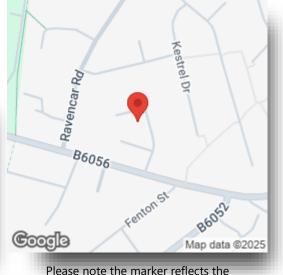


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please note the marker reflects the postcode not the actual property