

Moss Rise Place,

welcome to

Moss Rise Place,

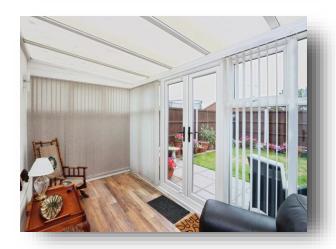
Ideal for first-time buyers and families, this 3-bed end-terrace in Eckington features a modern kitchen/diner, lounge, conservatory, WC, family bathroom, and enclosed rear garden. Close to schools, shops, and motorway links, it offers comfort, convenience, and great outdoor space.













Hall

Having an entrance door, radiator and stairs lead to the first floor accommodation. Cupboard which houses the central heating boiler.

Wc

Having a wc and wash hand basin.

Dining Kitchen

18' 4" x 10' (5.59m x 3.05m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Electric oven, hob and built in microwave. Integrated dish washer. Double glazed window and radiator.

Lounge

15' 8" x 11' 5" (4.78m x 3.48m)

Having double glazed French doors which leads to the conservatory. Radiator and laminate flooring.

Conservatory

14' 2" x 7' 8" (4.32m x 2.34m)

Having double glazed windows and French doors leads to the rear garden. Radiator and laminate flooring.

Landing

Having two store cupboards.

Bedroom One

15' max. inc recess x 9' (4.57m max. inc recess x 2.74m) Rear facing double glazed window, radiator and laminate flooring.

Bedroom Two

10' 2" x 8' 8" (3.10m x 2.64m)

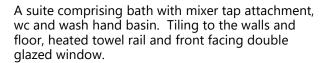
Front facing double glazed window, radiator and laminate flooring.

Bedroom Three

9' 4" x 6' 4" (2.84m x 1.93m)

Rear facing double glazed window, radiator and laminate flooring.

Bathroom



Garden

To the rear of the property is an enclosed lawned garden with paved seating area.





welcome to

Moss Rise Place,

- Three bedroom end terrace property
- Dining Kitchen
- Lounge and Conservatory
- Enclosed rear garden and patio
- Great family home

Tenure: Freehold EPC Rating: Awaited

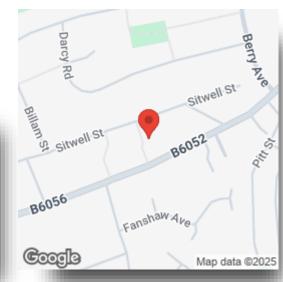
Council Tax Band: A

£170,000









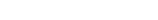
Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: CPK114443 - 0002 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.





0114 247 1421

Not for marketing purposes INTERNAL USE ONLY



crystalpeaks@williamhbrown.co.uk



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



williamhbrown.co.uk