

Marketing Preview



41 Fanshaw Avenue, Eckington, Sheffield, S21 4HU
£170,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! **GUIDE PRICE £170,000 - £175,000** A fantastic opportunity to purchase this spacious, two bedrooms semi detached property with property. Offering modern kitchen, two double bedrooms, off road parking and good sized garden. Well positioned for local amenities and public transport links. Good road links to Sheffield and Chesterfield. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this spacious, two bedrooms semi detached property with property. Offering modern kitchen, two double bedrooms, off road parking and good sized garden. Well positioned for local amenities and public transport links. Good road links to Sheffield and Chesterfield. Perfect for first time buyers or families alike!

PORCH

Enter into porch with laminate flooring, neutral decor, ceiling light and radiator.

LOUNGE 11'10" x 17'5"

A spacious reception room with laminate flooring, neutral decor and gas fire. Two ceiling lights, radiator and window to the front. Stair rise to first floor and doors to under stairs storage cupboard and kitchen.

KITCHEN 11'10" x 6'9"

Fitted with wall and base units and wooden worktops. One and a half sink with drainer and mixer tap. Electric oven, gas hob and extractor fan. Integrated fridge/freezer and under counter space for integrated washing machine. Ceiling light, neutral decor and laminate flooring. Sliding patio door onto rear garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and access to the loft via ladder. Doors to two bedrooms and bathroom.

BEDROOM ONE 9'6" x 9'9"

A double bedroom with carpet flooring, neutral decor and fitted wardrobes with sliding mirrored doors. Ceiling light, radiator and window to the rear.

BEDROOM TWO 11'10" x 8'10"

A second double bedroom with carpet flooring, neutral decor and storage cupboard. Ceiling light, radiator and window to the front.

BATHROOM 6'8" x 5'5"

Comprising of bath with electric shower and shower screen, wash basin and close coupled WC. Ceiling light, ladder style radiator and window. Tiled walls and tiled flooring.

OUTSIDE

to the front of the property is a lawn area and driveway providing off road parking for two cars.

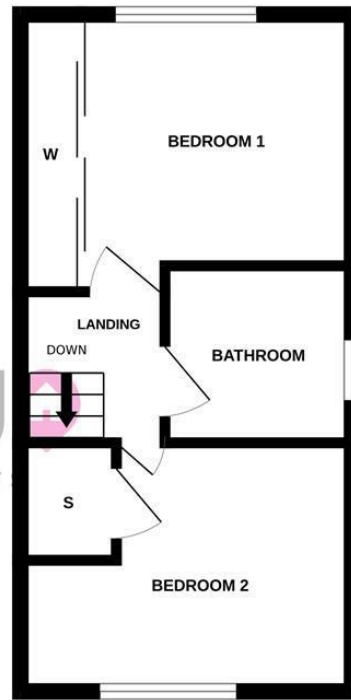
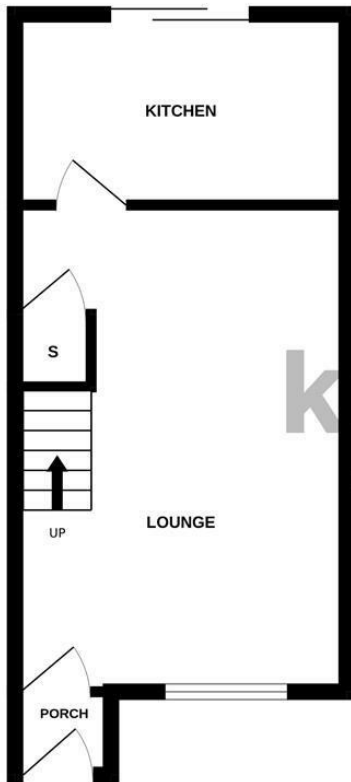
To the rear of the property is a spacious, enclosed garden with lawn, patio and decking area.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.

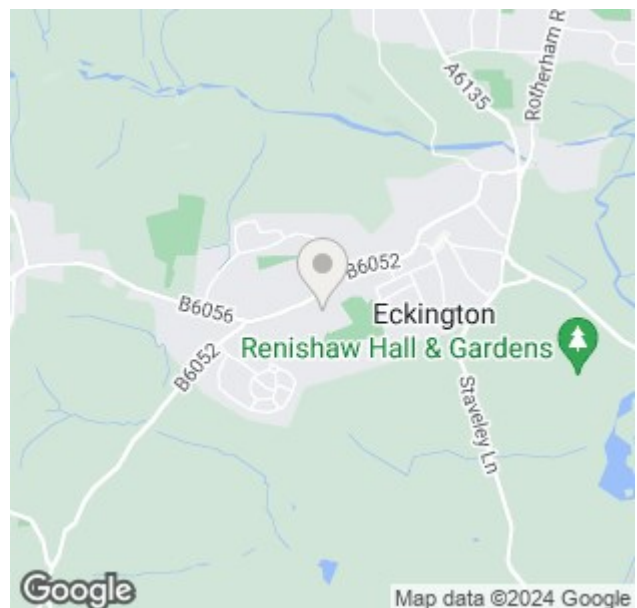


key2go
STATE AGENT

TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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