

## Marketing Preview



**9 Green Chase, Eckington, Sheffield, S21 4GY**

**£260,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





**\*\*GUIDE PRICE £260,000 - £270,000\*\*** A fantastic opportunity to purchase this beautifully presented, three bedroom detached bungalow which is situated in a popular residential area. Offering large lounge/diner, enclosed garden, off road parking and garage. Well positioned for local amenities and public transport links. Good road links to Sheffield and Chesterfield!

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

## SUMMARY

A fantastic opportunity to purchase this beautifully presented, three bedroom detached bungalow which is situated in a popular residential area. Offering large lounge/diner, enclosed garden, off road parking and garage. Well positioned for local amenities and public transport links. Good road links to Sheffield and Chesterfield!

## HALLWAY

Enter via uPVC door into hallway with ceiling light, radiator, door to the lounge and opening to the diner and kitchen.

## LOUNGE/DINER 10'10" x 22'2"

A large, bright and spacious reception room with carpet flooring, feature wallpapered wall and neutral decor. Electric fire with marble surround. Ceiling light, two radiators and two windows.

## KITCHEN 8'9" x 8'0"

Comprising of high gloss wall and base units, worktops and tiled splash backs. Electric double oven and gas hob. Sink with mixer tap. Under counter space for washing machine and space for a fridge/freezer. Spotlighting, window and tiled flooring.

## DINING ROOM/THIRD BEDROOM 8'9" x 6'9"

A good sized single bedroom which is currently used as a dining room with carpet flooring and neutral decor. Ceiling light, radiator and window to the front.

## INNER HALLWAY

Having ceiling light and access to the loft via pull down ladder. Doors to the bathroom, two bedrooms and storage cupboard.

## BEDROOM ONE 10'11" x 10'11"

A spacious double bedroom with fitted wardrobes with mirrored sliding doors. Ceiling light, radiator and window to the rear.

## BEDROOM TWO 8'9" x 11'0"

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

## BATHROOM 5'5" x 6'0"

Comprising of bath with screen, plumbed in shower and mixer tap, vanity wash basin and WC. Ceiling light, ladder style radiator and obscure glass window. Tiled walls and tiled flooring.

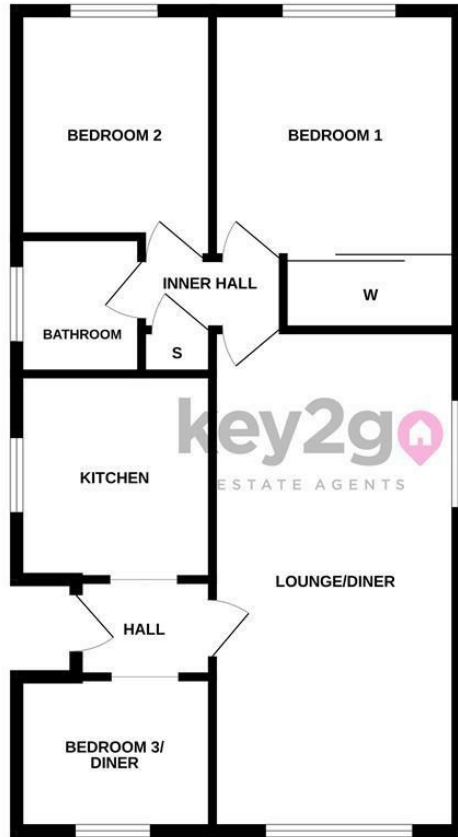
## OUTSIDE

To the front of the property is a concrete driveway leading down to the side of the property to the garage with power and lighting.

To the rear of the property is a patio area, lawn area and ramped to the decked area.

## PROPERTY DETAILS

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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