



Marketing Preview



31 Broomhill Close, Eckington, Sheffield, S21 4GZ

£155,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A fantastic opportunity to purchase this spacious throughout, two/three bedroom property which is situated in a popular residential area. Offering conservatory, garage and living and dining area. Close to woodland walks and countryside walks, great amenities and road links into Sheffield and Chesterfield. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this spacious throughout, two/three bedroom property which is situated in a popular residential area. Offering conservatory, garage and living and dining area. Close to woodland walks and countryside walks, great amenities and road links into Sheffield and Chesterfield. Perfect for first time buyers or families alike!

LOUNGE 11'9" x 17'8"

Enter via uPVC door into the lounge with laminate flooring, neutral decor and fire with surround. Wall lighting, radiator and two windows. Stair rise to the first floor and doors to the diner and kitchen.

KITCHEN 11'11" x 8'2"

Comprising of wall and base units, worktops and tiled splash backs. Circular sink with drainer and mixer tap. Electric cooker, hob and extractor fan. Integrated fridge/freezer and under counter space for a washing machine. Breakfast bar, neutral decor and vinyl flooring. Ceiling light, radiator and window.

DINING ROOM 7'8" x 16'2"

Having laminate flooring and neutral decor. Two ceiling lights, radiator and two windows.

CONSERVATORY 8'9" x 12'4"

A spacious extra living space with neutral decor and laminate flooring. Ceiling fan light, radiator and door onto the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and radiator. Access to the loft and doors to the two bedrooms and bathroom.

BEDROOM ONE 9'8" x 10'8"

A double bedroom having carpeted flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 11'9" x 8'2"

A second double bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window to the rear. Door to the third bedroom.

BEDROOM THREE 7'8" x 10'4"

Access via bedroom two into the spacious third bedroom with carpeted flooring. Ceiling light, radiator and two windows.

BATHROOM 8'9" x 4'4"

Comprising of a bath with a mixer shower tap, sink and close coupled WC. Tiled flooring, tiled walls and obscure glass window. Large over-stairs storage cupboard.

OUTSIDE

To the front of the property is a lawn area, detached garage and path to the property.

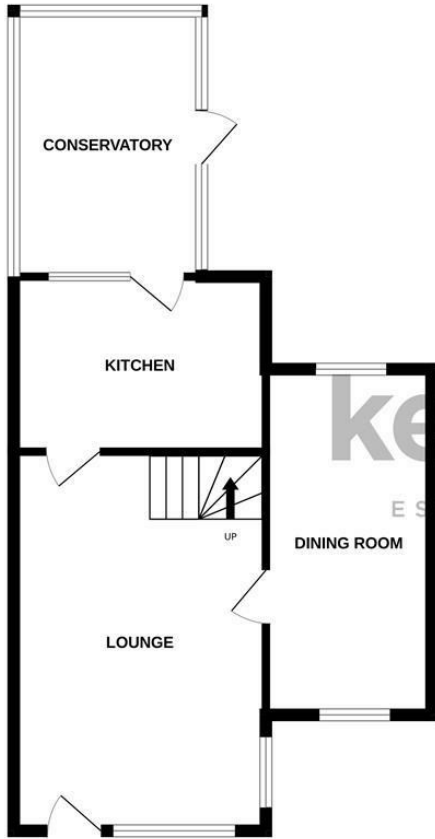
To the rear of the property is an enclosed garden with patio area, pebbled area and shed.

PROPERTY DETAILS

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

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

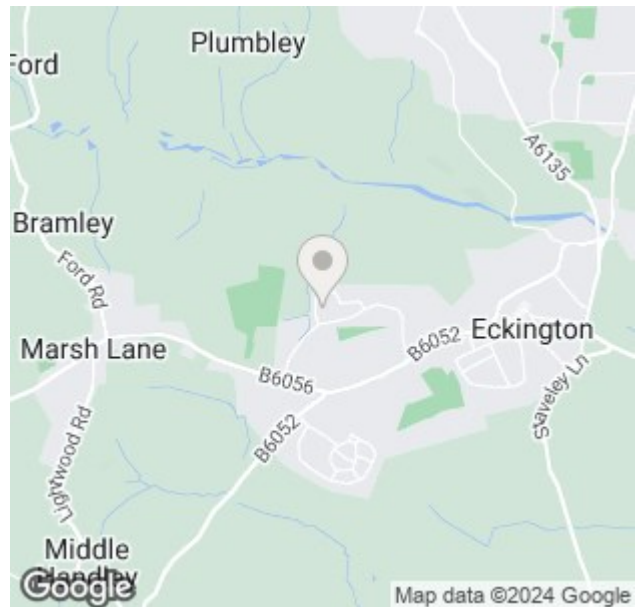


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ESTATE AGENTS

TOTAL FLOOR AREA : 924 sq.ft. (85.9 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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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