

Marketing Preview



15 Hawksway, Eckington, Sheffield, S21 4HP

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £150,000 - £160,000 ** CHAIN FREE!!** A fantastic opportunity to purchase this two double bedroom terraced property which is situated in a great location. Offering conservatory, off road parking and garage. Close to shops, amenities and the countryside. Good road links to Sheffield and Chesterfield. Perfect for first time buyers or families alike!

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

SUMMARY

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ENTRANCE

Having neutral decor, carpeted flooring and ceiling light. Built in storage and coat hooks. Door to the lounge.

LOUNGE 11'7" x 13'7"

Comprising of neutral decor, wood effect flooring and a feature fireplace with a pebble effect gas fire with a marble hearth and back. Ceiling light, radiator and window. Stair rise to the first floor and door to the kitchen/diner.

KITCHEN/DINER 11'9" x 11'6"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with a drainer and a hose style mixer tap. Electric oven, integrated gas hob and extractor fan. Space for a washing machine, integrated fridge and freezer. Recess spotlighting, radiator and window into the conservatory. Neutral decor, tiled flooring and door to the conservatory.

CONSERVATORY 11'0" x 8'4"

A great extra living space with carpeted flooring, wall lighting and radiator. Pitched roof and double doors which open to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, recess spotlighting and smoke alarm. Access to the loft and doors to the two bedrooms and bathroom.

BEDROOM ONE 9'11" x 9'1"

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

BEDROOM TWO 9'11" x 8'0"

A second double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BATHROOM 9'0" x 4'4"

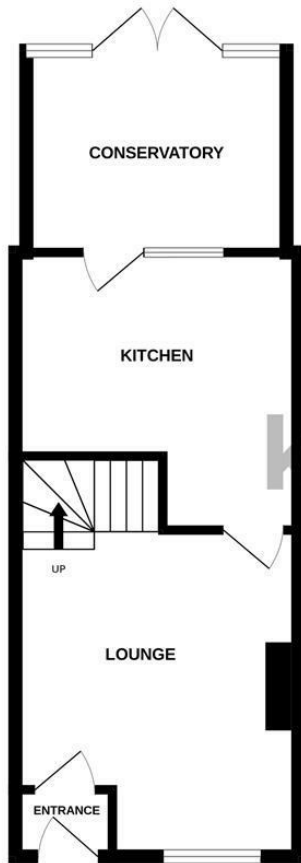
Comprising of bath with a mixer tap and shower, pedestal sink and close coupled WC. Ceiling light, radiator and extractor fan. Acrylic wall cladding to two walls and over stairs storage cupboard.

OUTSIDE

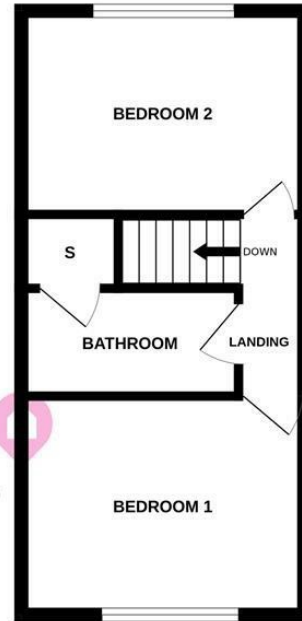
To the front of the property is a low rise wall to both side boundaries, lawn and path to the front door and patio. To the side of the property is a detached garage and off road parking. To the rear of the property is an enclosed garden with lawn, shed, patio and gate to the rear providing access.

PROPERTY DETAILS

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA: 681 sq.ft. (63.3 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		88
(69-80) C	69	
(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	

