

Marketing Preview



3 John Street, Eckington, Sheffield, S21 4DU

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached property which is situated in a great location on a good sized plot. This property would make the perfect project! Offering a downstairs WC, ample off road parking and being spacious throughout. Well positioned for local amenities and schools. With fantastic road links to the M1 Motorway, Sheffield and Chesterfield. Ideal for a first time buyer or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached property which is situated in a great location on a good sized plot. This property would make the perfect project! Offering a downstairs WC, ample off road parking and being spacious throughout. Well positioned for local amenities and schools. With fantastic road links to the M1 Motorway, Sheffield and Chesterfield. Ideal for a first time buyer or families alike!

HALLWAY

Enter via uPVC door with an obscure glass window into the hallway with neutral decor and carpeted flooring. Ceiling light, radiator and smoke alarm. Stair rise to the first floor and doors to the kitchen/diner and lounge.

LOUNGE 10'5" x 16'4"

Comprising of neutral decor, carpeted flooring and a coal effect fire with wood surround, granite heath and back. Ceiling light, TV point and windows to the front and rear.

KITCHEN/DINER 8'10" x 16'4"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer. Ceiling light, strip lights, radiator and windows to the front and rear. Tiled flooring and combi boiler. Door to the inner lobby.

INNER LOBBY

Having neutral decor, tile effect flooring and ceiling light. Door to the WC.

DOWNSTAIRS WC 2'8" x 5'10"

Comprising of a low flush WC and tile effect flooring. Ceiling light and window.

PORCH

Having a window and doors to outside and the storage room which has a window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, radiator and window. Smoke alarm, access to the loft and storage cupboard. Doors to the three bedrooms and bathroom.

BEDROOM ONE 13'6" x 8'5"

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

BEDROOM TWO 8'9" x 9'6"

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

BEDROOM THREE 7'7" x 7'9"

A third small double bedroom with neutral decor and carpeted flooring, Ceiling light, radiator and window.

BATHROOM 5'11" x 6'4"

A modern bathroom having a bath with an electric shower and glass folding screen, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

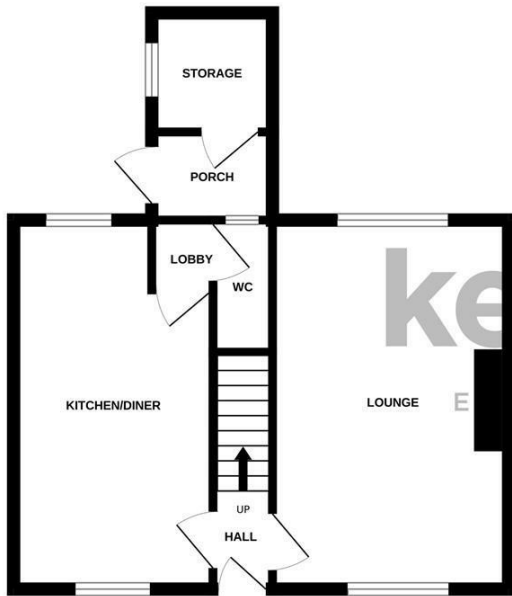
To the front of the property is a driveway with ample off road parking, gravel area and patio area with shrubs. Low rise walls and hedging to the boundaries.

To the rear of the property is a flat garden, hedging and fencing.

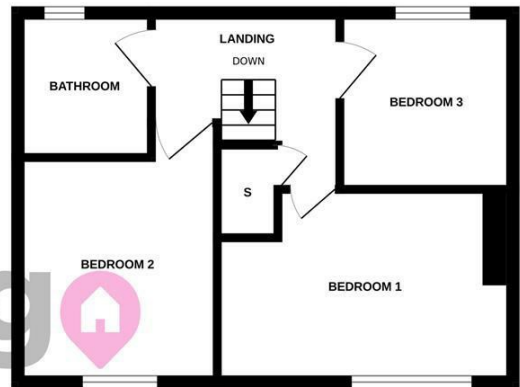
PROPERTY DETAILS

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

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



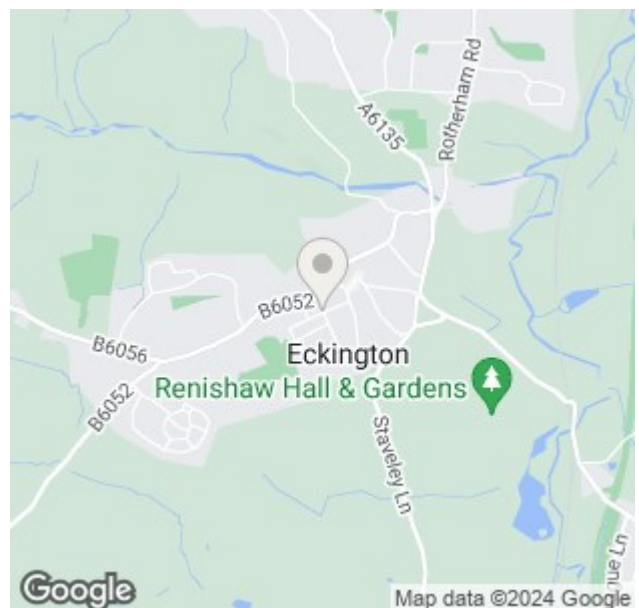
1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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