

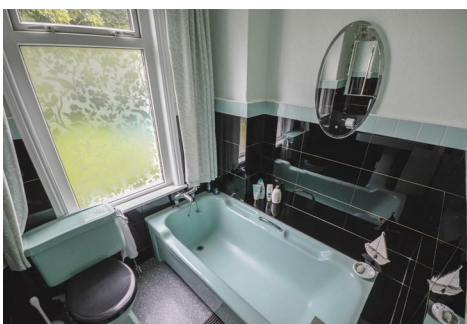
Marketing Preview



16 School Street, Eckington, Sheffield, S21 4FL

£375,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A unique opportunity to purchase this large three bedroom semi-detached property which has a beautiful Victorian style and boasts character. Having off road parking for multiple cars, utility room and two reception rooms providing ample living space. Close to schools, local amenities and woodland. Perfect family home!

SUMMARY

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HALLWAY

A spacious hallway with carpeted flooring, ceiling light and radiator. Access to the cellar, stair rise to the first floor and doors to the lounge, dining room and utility room.

LOUNGE 12'3" x 14'0"

A bright and spacious reception room with neutral decor, wooden flooring and a large smokeless coal fireplace with a wooden surround. Ceiling light, two radiators, side window and large bay window overlooking the garden.

DINING ROOM/ LIVING SPACE 15'11" x 18'6"

A bright and spacious reception room with neutral decor, carpeted flooring and multi-fuel log burner. Two ceiling lights, radiator and window overlooking the rear garden. Storage cupboard and door to the kitchen.

KITCHEN 8'3" x 11'1"

Fitted with ample wall and base units with spotlighting on the wall units and neutral tiled splash back. Integrated double oven, gas hob and extractor fan. Space for a full height fridge/freezer and dishwasher. Ceiling light, tiled flooring and boiler. Window with a garden view and door to outside.

UTILITY ROOM 7'10" x 12'4"

Having a shower cubicle with shower, handheld shower and glass screen, sink and base unit with storage. Space for a washing machine and tumble dryer. Neutral decor, stone flooring and a storage cupboard unit. Two ceiling lights, radiator and door to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with carpeted flooring. ceiling light and large store room which could be used as an office. Doors to the three bedrooms and bathroom.

BEDROOM ONE 13'0" x 14'1"

A bright and spacious double bedroom with neutral decor, carpeted flooring and feature fireplace. Ceiling light, radiator and window.

BEDROOM TWO 12'0" x 12'4"

A second spacious double bedroom with neutral decor and carpeted flooring. Two ceiling lights, radiator and window with amazing views.

BEDROOM THREE 8'3" x 11'1"

A generous sized single bedroom with neutral decor, carpeted flooring and sink. Wall unit storage and storage cupboard with hot water tank. Ceiling light, radiator and window.

BATHROOM 7'5" x 11'9"

Comprising of a three piece suite with a bath, wide sink and WC with vinyl surround. Ceiling light, radiator and obscure glass window. Half tiled half wallpapered walls, access to the loft and two mirrored storage cupboards.

OUTSIDE

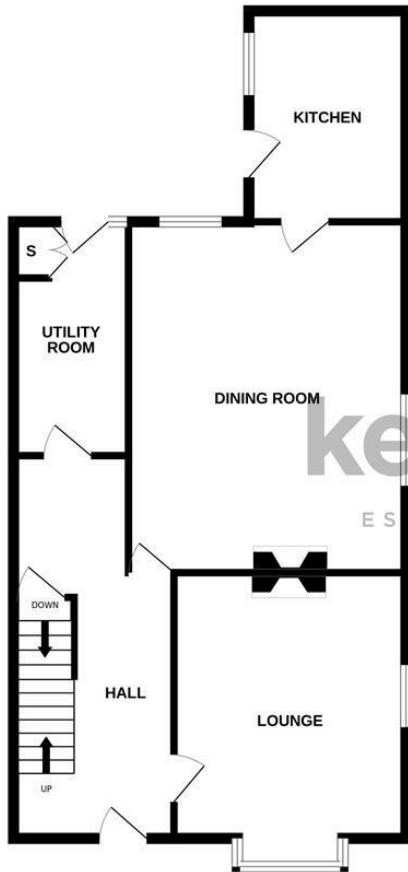
The property is situated on a good sized plot with large garage, ample off road parking, potting shed and gardens to three sides.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- CONDENSING BOILER
- COUNCIL TAX BAND C

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.

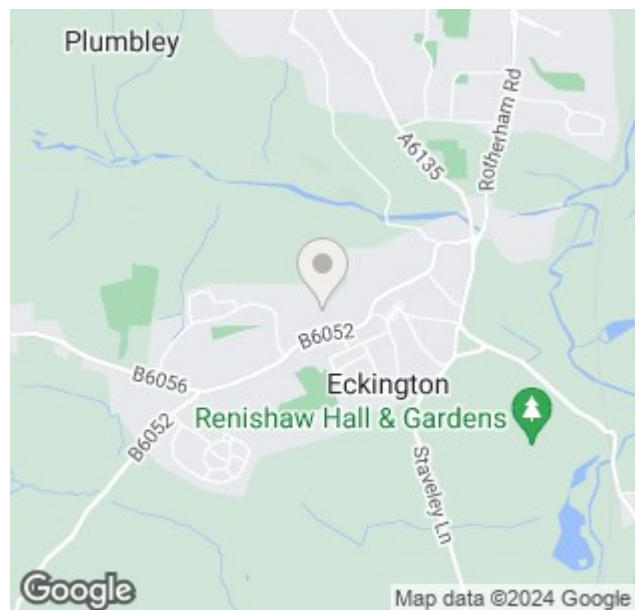
1ST FLOOR
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 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	55	
(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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