

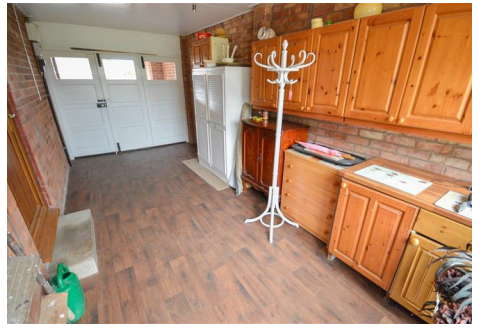
Marketing Preview



18 Marsh View, Eckington, Sheffield, S21 4EL

£320,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A fantastic opportunity to purchase this beautifully presented three bedroom detached property which is situated in a sought after location. Offering a conservatory, off road parking and nice views. Close to schools, amenities and road links to Sheffield and Chesterfield. Perfect for couples or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this beautifully presented three bedroom detached property which is situated in a sought after location. Offering a conservatory, off road parking and nice views. Close to schools, amenities and road links to Sheffield and Chesterfield. Perfect for couples or families alike!

HALLWAY

Enter via uPVC door into the spacious hallway with white walls, carpeted flooring and under stairs storage cupboard. Ceiling light, wall lighting and radiator. Stair rise to the first floor and doors to the lounge and kitchen.

LOUNGE/DINER 10'4" x 23'8"

A spacious lounge/diner with carpeted flooring, neutral decor and gas fire with a marble surround. Feature wall lighting, two radiators and sliding doors to the conservatory. Door to the kitchen.

KITCHEN 8'10" x 10'6"

Fitted with ample wall and base units, neutral tiled splash back and wood effect vinyl flooring. One and a half sink with a drainer. Integrated fridge/freezer, dishwasher and washing machine. Oven, microwave, electric hob and extractor fan. Ceiling light and window with garden views.

CONSERVATORY 19'6" x 9'5"

A bright, airy and large extra living space with laminate wooden flooring and neutral decor. Wall lighting, radiator and double doors to the rear garden with amazing views.

GARAGE

Enter via uPVC door from the kitchen into the spacious garage with exposed brick walls, vinyl flooring and ceiling light. Water tap, cupboard space and garden views. Door to the front and back garden.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with white walls, ceiling light, radiator and window. Access to the loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 10'2" x 13'4"

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

BEDROOM TWO 10'3" x 10'2"

A second double bedroom with neutral decor, carpeted flooring and fitted wardrobes with mirrored sliding doors. Ceiling light, radiator and window with amazing views to the rear.

BEDROOM THREE 8'10" x 8'0"

A third generous sized single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM/WET ROOM 8'9" x 5'6"

Comprising of a extra large shower tray with a handheld shower and glass shower screen, WC and sink built in storage unit. Ceiling light, vertical radiator and obscure glass window. Tiled flooring and white tiled walls.

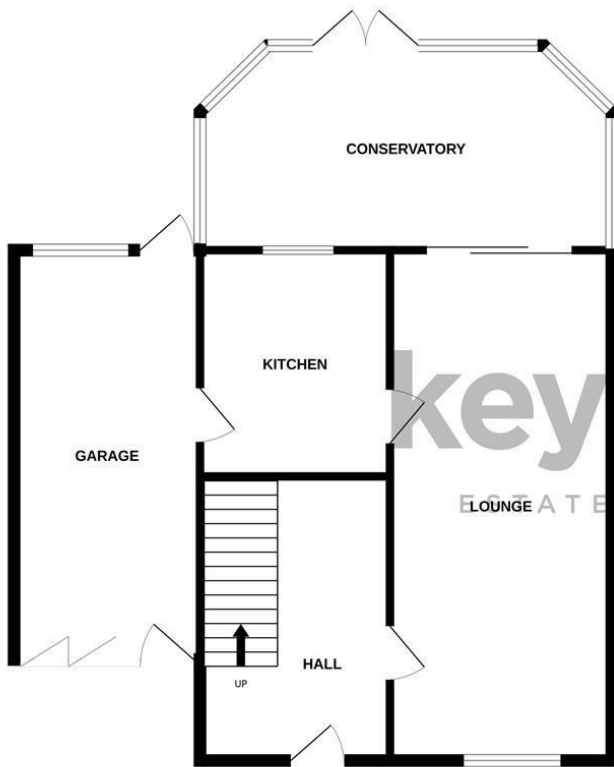
OUTSIDE

To the rear of the property is a private, enclosed and landscaped garden with patio area and amazing views.

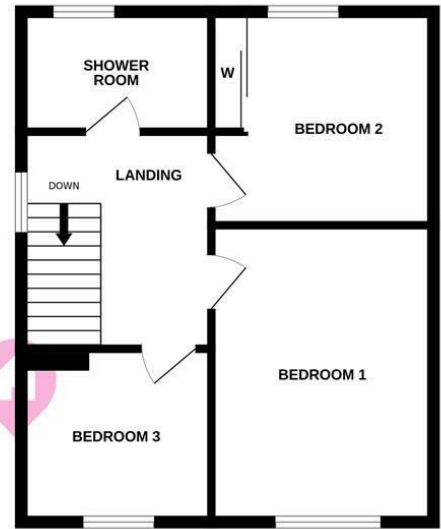
PROPERTY DETAILS

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

GROUND FLOOR
792 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

