

## Marketing Preview



**65 Staniforth Avenue, Eckington, Sheffield, S21 4GQ**

**£260,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



\*\*\*CHAIN FREE\*\*\*

A fantastic opportunity to purchase this modern throughout three bedroom detached property. Offering a garage, off road parking and a modern kitchen/diner and bathroom. Close to great amenities and road links to the M1 Motorway, Sheffield and Chesterfield.

## SUMMARY

A fantastic opportunity to purchase this modern throughout three bedroom detached property. Offering a garage, off road parking and a modern kitchen/diner and bathroom. Close to great amenities and road links to the M1 Motorway, Sheffield and Chesterfield.

## HALLWAY

Enter via uPVC door into the spacious hallway with neutral decor, marble tiled flooring, radiator and ceiling light, Door to the lounge/kitchen/diner

## LOUNGE/KITCHEN/DINER 14'11" x 26'5"

The lounge is a modern, large and spacious reception room with neutral decor, carpeted flooring and a media wall. Ceiling light, radiator and bay window. Under stairs storage cupboard

The kitchen/diner is modern, stylish and open/plan with ample wall and base units and quartz marble effect worktops. Integrated dishwasher, washing machine and extractor fan. Space for a double oven and an American style fridge/freezer. Ceiling light, radiator and window. Marble effect tiled flooring and space for a dining table. Double doors to the rear and further door to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, obscure glass window and ceiling light. Access to the loft, over stairs storage cupboard and doors to the three bedrooms and bathroom.

## BEDROOM ONE 8'8" x 14'8"

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

## BEDROOM TWO 8'8" x 11'5"

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

## BEDROOM THREE 6'0" x 9'8"

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

## BATHROOM 5'9" x 6'3"

A modern and stylish bathroom comprising of a bath with an overhead shower, handheld shower and glass shower screen. Close coupled WC and large sink with a waterfall tap and storage. Spotlighting, vertical radiator and obscure glass window. Tiled walls and tiled flooring.

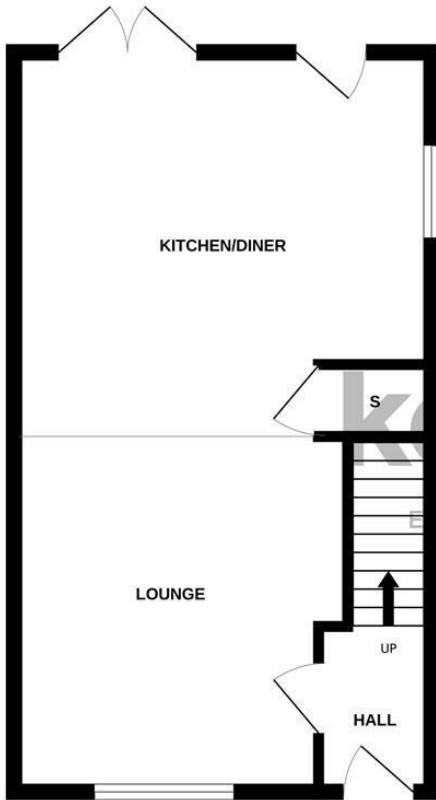
## OUTSIDE

To the rear of the property is an enclosed, low maintenance and private garden with patio area, artificial grass area and garage.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

