



Marketing Preview



10 Albert Street, Eckington, Sheffield, S21 4AA

£135,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



NO CHAIN!! A fantastic opportunity to purchase this two double bedroom semi-detached property which is situated on a big plot on a quiet horseshoe cul-de-sac. Offering off road parking, garage and ample storage space. Close to great local amenities, countryside walks and a good choice of local schools. Perfect for first time buyers!!

SUMMARY

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HALLWAY

Enter through UPVC door into hallway with neutral decor and carpet flooring. Ceiling light, stair rise to first floor landing and large under stairs storage cupboard. Doors to kitchen and lounge.

LOUNGE 10'0" x 17'4"

A bright and spacious lounge with feature wallpapered wall and carpet flooring. Ceiling light, two radiators and two windows. Sliding patio doors to rear garden.

KITCHEN 8'4" x 12'3"

Fitted with wooden wall and base units, worktops and tiled splash backs. Extractor fan and stainless steel sink. Polystyrene tiled to ceiling and carpet flooring. Ceiling light, radiator and window to the rear. UPVC door to rear.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, window and boiler cupboard. Doors to two bedrooms and shower room.

BEDROOM ONE 10'0" x 11'2"

A good sized double with part wallpapered walls and carpet flooring. ceiling light, radiator and window to the rear.

BEDROOM TWO 8'6" x 11'8"

A second generous sized double bedroom part painted walls and carpet flooring. Ceiling light, radiator and window to the rear.

SHOWER ROOM 5'6" x 6'11"

Comprising of shower cubicle, vanity unit with wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

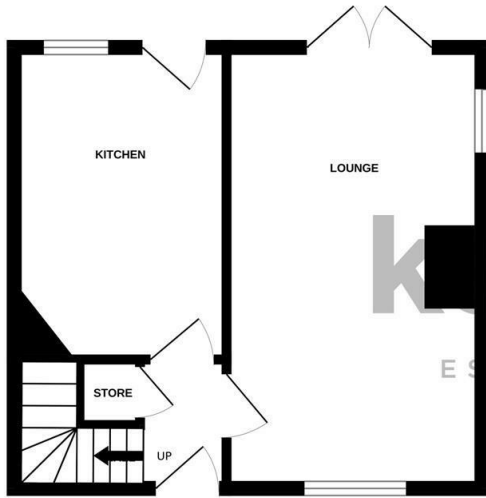
Situated on a large plot to the front of the property is a driveway and detached garage with further driveway in front.

To the rear of the property is a generous sized garden with patio, lawn and hedging. Brick built outhouse and shed.

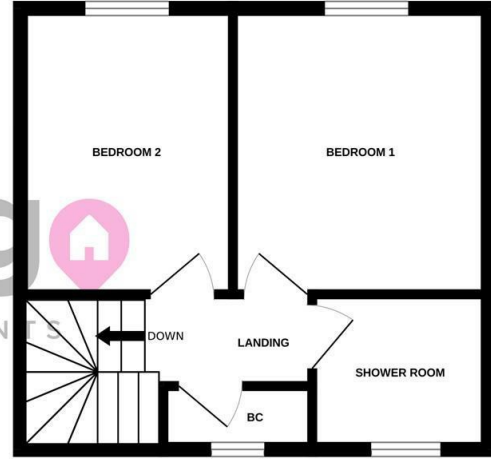
PROPERTY DETAILS

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

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

