

Marketing Preview



43 Station Road, Eckington, Sheffield, S21 4FW

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this two bedroom and occasional attic room mid terrace property which has stylish decor throughout. Offering a small rear garden, stunning kitchen and bathroom. On the doorstep to a wide range of amenities and being close to a main bus route. Ideal for first time buyers!

SUMMARY

A unique opportunity to purchase this two bedroom and occasional attic room mid terrace property which has stylish decor throughout. Offering a small rear garden, stunning kitchen and bathroom. On the doorstep to a wide range of amenities and being close to a main bus route. Ideal for first time buyers!

LOUNGE 11'8" x 15'3"

Enter via composite door into the cosy and welcoming lounge with neutral decor and herringbone style flooring. Ceiling light, radiator and window to the front. Stair rise to the first floor and door to the kitchen.

KITCHEN/DINER 11'8" x 11'6"

Fitted with ample modern wall and base units, contrasting worktops and matching splash back. Sink with a drainer and mixer tap. Double oven, hob and extractor fan. Integrated fridge/freezer and under counter space for a washing machine. Spotlighting, window to the rear and mosaic effect flooring. Door to the cellar head and composite door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with doors to the two bedrooms, shower room and loft access to the occasional loft room.

BEDROOM ONE 11'8" x 11'1"

A large double bedroom with panelling to one wall, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM TWO 6'0" x 11'8"

A second single bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 5'4" x 8'4"

A stunning shower room comprising of a shower cubicle with an overhead and handheld shower, vanity wash basin and close coupled WC. Chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OCCASIONAL ATTIC ROOM

Enter via a fixed loft ladder with a feature wallpapered wall and carpeted flooring. Ceiling light and velux style window.

OUTSIDE

To the rear of the property is a shared path way for neighbours and lawn area. Wall and fencing to the boundary.

PROPERTY DETAILS

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

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

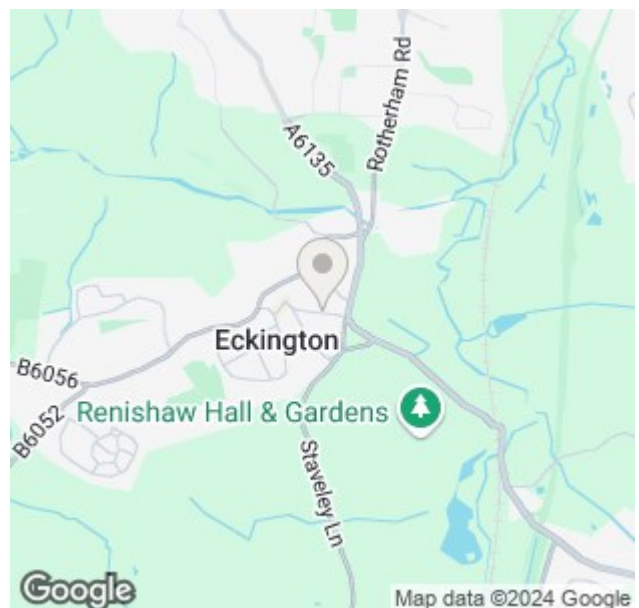
1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(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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