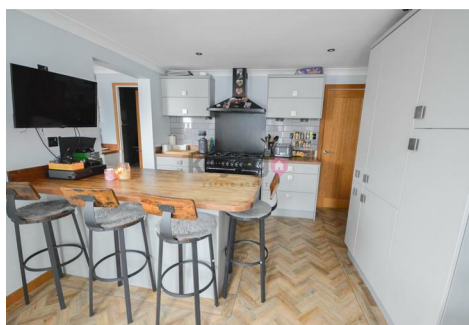


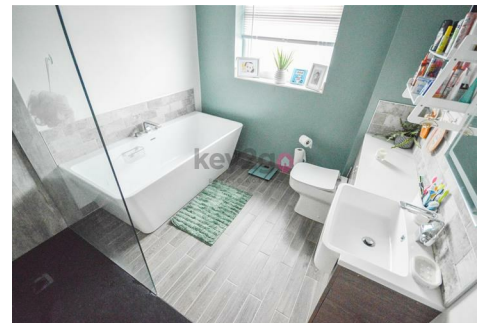
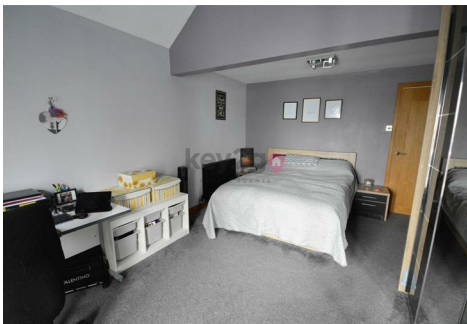
Marketing Preview



67 Curlew Avenue, Eckington, Sheffield, S21 4HR

£260,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this extended three double bedroom semi-detached property which is situated on a cul-de-sac. Being ready to move into, spacious and well presented throughout. Offering a downstairs WC, balcony to the master bedroom and a utility room. Also having a modern kitchen and bathroom, garden room and off road parking. Close to amenities and road links to the M1 Motorway, Sheffield and Chesterfield. Perfect family home!

SUMMARY

A fantastic opportunity to purchase this extended three double bedroom semi-detached property which is situated on a cul-de-sac. Being ready to move into, spacious and well presented throughout. Offering a downstairs WC, balcony to the master bedroom and a utility room. Also having a modern kitchen and bathroom, garden room and off road parking. Close to amenities and road links to the M1 Motorway, Sheffield and Chesterfield. Perfect family home!

ENTRANCE

Entrance via a door leading into the lounge or through the the walk through leading to the rear of the property with access via double doors into the kitchen/diner.

KITCHEN/DINER 11'8" x 20'2"

Enter via double doors from the rear into the modern, large and spacious reception room with spotlighting, window and space for a dining table. The stylish and modern kitchen is fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated fridge/freezer, additional under counter freezer, wine fridge and dishwasher. Large range master oven. Spotlighting, radiator and laminate flooring. Breakfast bar and open to the utility room.

UTILITY SPACE 4'3" x 8'7"

Having wall and base units, tiled splash back and a window. One and a half sink, integrated microwave and space for a washing machine.

DOWNSTAIRS WC 4'4" x 5'0"

A modern downstairs WC having a large sink and WC unit with storage. Ceiling light and radiator. Tiled splash back and laminate flooring.

LOUNGE 16'6" x 21'0"

A large, spacious and modern reception room with carpeted flooring and stair rise to the first floor. Ceiling light, two radiators and two windows.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with spotlighting, ceiling light and access to the loft. Storage cupboard and doors to the three bedrooms and bathroom.

BEDROOM ONE 11'8" x 16'4"

A large, spacious and double bedroom with carpeted flooring and built in wardrobes. Spotlighting, ceiling light, radiator and high ceiling with a velux style window. Double doors leading to the balcony.

BEDROOM TWO 11'8" x 10'4"

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

BEDROOM THREE 8'1" x 16'3"

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

BATHROOM 8'1" x 6'5"

A modern, stylish and spacious bathroom fitted having a large walk in shower cubicle with an overhead and handheld shower, large bath and large WC and sink unit with storage. Spotlighting and obscure glass window. Tiled splash back and laminate flooring.

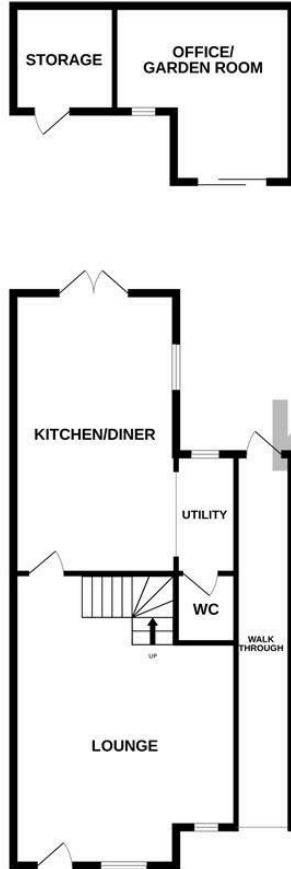
OUTSIDE

The rear of the property is private, enclosed and low maintenance with a patio area, artificial lawn area and a summer house.

PROPERTY DETAILS

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

GROUND FLOOR
904 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



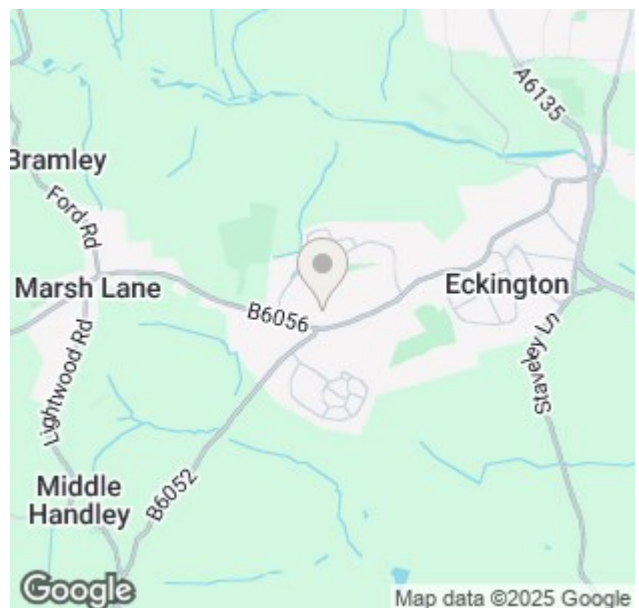
key2go
ESTATE AGENTS

TOTAL FLOOR AREA: 1532 sq.ft. (142.4 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) A		
(81-91) B		
(69-80) C	71	82
(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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