

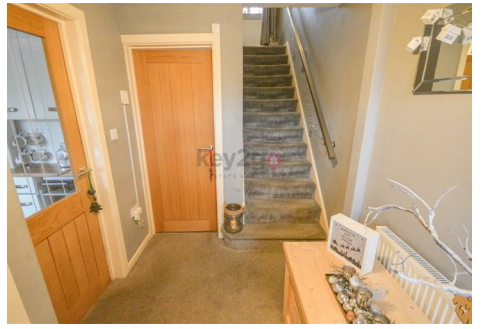
Marketing Preview



137 Ash Crescent, Eckington, Sheffield, S21 4AD

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A unique opportunity to purchase this deceptively spacious two generous sized bedroom semi-detached property which is situated on the doorstep to the countryside and woodland walks. Being ready to move into and having a conservatory, large rear garden and ample off road parking. Close to amenities and road links to the M1 Motorway, Chesterfield and Sheffield. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via composite door into the welcoming hallway with ceiling light, radiator and a storage cupboard. Stair rise to the first floor and doors to the kitchen and lounge.

KITCHEN 12'0" x 10'2"

Fitted with ample wall and base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a dishwasher, washing machine and tumble dryer. Ceiling light, radiator and window to the front. Tile effect flooring and a side composite door.

LOUNGE 15'7" x 10'2"

A spacious reception room with a feature wallpapered wall, carpeted flooring and a log burner. Two ceiling lights, radiator and under stairs storage cupboard. Double doors to the conservatory.

CONSERVATORY 11'1" x 9'2"

A great extra living space with tiled flooring, radiator and double doors to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two ceiling lights, window and storage cupboard. Doors to the two bedrooms and shower room.

BEDROOM ONE 12'6" x 10'2"

A large double bedroom with a feature wallpapered wall, laminate flooring and storage cupboard. Ceiling light, radiator and window to the rear.

BEDROOM TWO 10'10" x 8'8"

A second double bedroom with a feature wallpapered wall, laminate flooring and a storage cupboard. Ceiling light, radiator and window to the front.

SHOWER ROOM 7'7" x 5'6"

Comprising of a shower cubicle with an overhead and handheld shower, wash basin with vanity and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Acrylic sheeting to the walls and tile effect flooring.

OUTSIDE

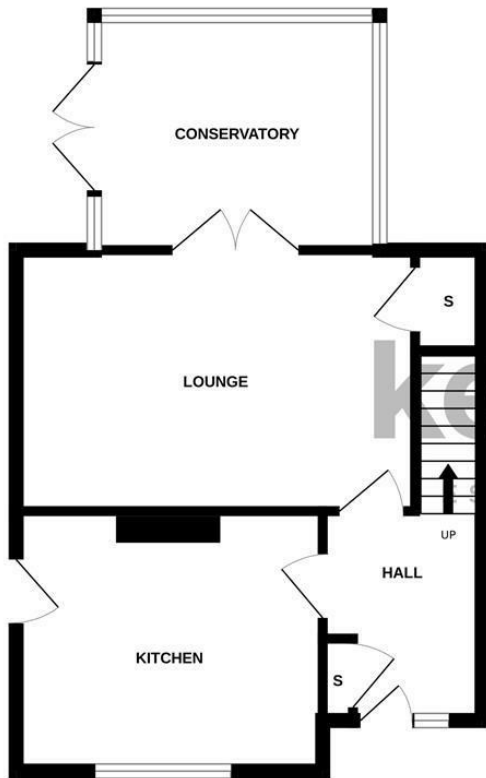
To the front of the property is a concrete driveway with ample off road parking and a secure gate to the rear.

To the rear of the property is a large decking area, pergola currently housing a hot tub and a large shed which is currently used as a bar with power and lighting. Astroturf area and large lawn, two sheds for storage and fencing to the boundary.

PROPERTY DETAILS

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

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



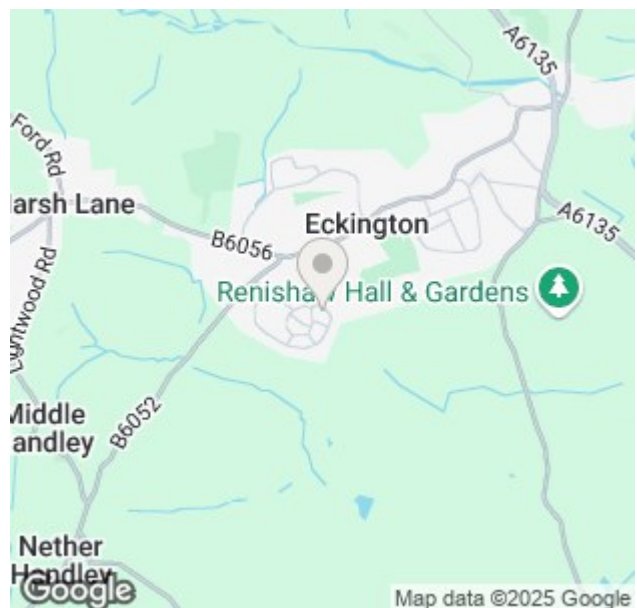
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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		87
(81-91) B		
(69-80) C	72	
(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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