

Marketing Preview



6 Cedar Close, Eckington, Sheffield, S21 4BA

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £150,000 - £160,000 ** CHAIN FREE!** A unique opportunity to purchase this well presented two double bedrooms semi-detached property which is situated on a quiet road. Close to countryside walks and a choice of schools. Road links to the M1 Motorway, Chesterfield and Sheffield. Ideal for first time buyers!

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

SUMMARY

**** GUIDE PRICE £160,000 - £165,000 ** CHAIN FREE!** A unique opportunity to purchase this well presented two double bedrooms semi-detached property which is situated on a quiet road. Close to countryside walks and a choice of schools. Road links to the M1 Motorway, Chesterfield and Sheffield. Ideal for first time buyers!

FRONT PORCH

Enter via uPVC door into the porch with carpeted flooring, a wall light and door to the hallway.

HALLWAY

Having carpeted flooring, a ceiling light and radiator. Two storage cupboards, stair rise to the first floor and doors to the kitchen and lounge.

LOUNGE 10'9" x 19'3"

A generous sized reception room which runs the full width of the property with wallpapered walls, carpeted flooring and a feature fireplace. Two ceiling lights, radiator and window to the front. Patio doors to the rear.

KITCHEN 7'7" x 10'0"

Fitted with wall and base units, contrasting worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Space for a freestanding cooker and under counter space for a fridge, freezer and washing machine. Ceiling light, radiator and vinyl flooring. Door to the rear porch.

REAR PORCH

Having carpeted flooring, a wall light and uPVC side door.

STAIRS/LANDING

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

BEDROOM ONE 14'6" x 10'2"

A generous sized double bedroom with a feature wallpapered wall, carpeted flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM TWO 11'1" x 10'8"

A second double bedroom with a feature wallpapered all, carpeted flooring and two storage cupboards. Ceiling light, radiator and window to the rear.

SHOWER ROOM 6'4" x 5'9"

Comprising of a shower cubicle with an overhead electric shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and vinyl flooring.

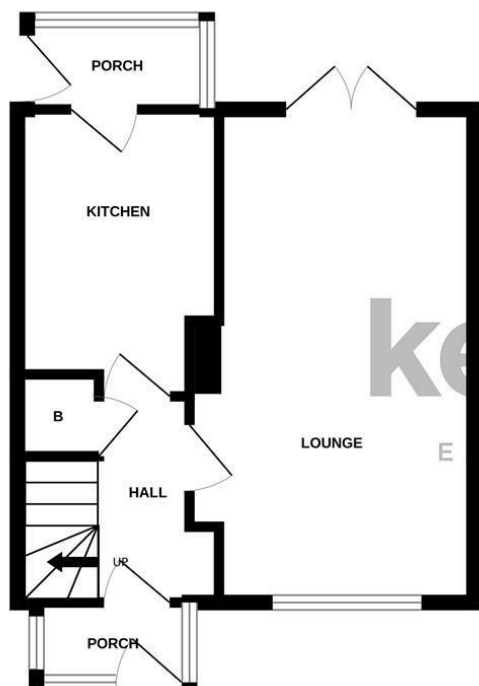
OUTSIDE

To the front of the property is off road parking for one car, a lawn area and a side path leading to the rear.

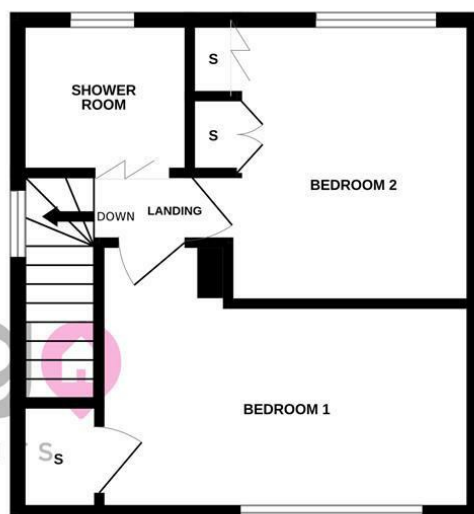
To the rear of the property is a stone patio, lawn area and pebbled area, Two brick built outhouses, fencing and hedging.

PROPERTY DETAILS

GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



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

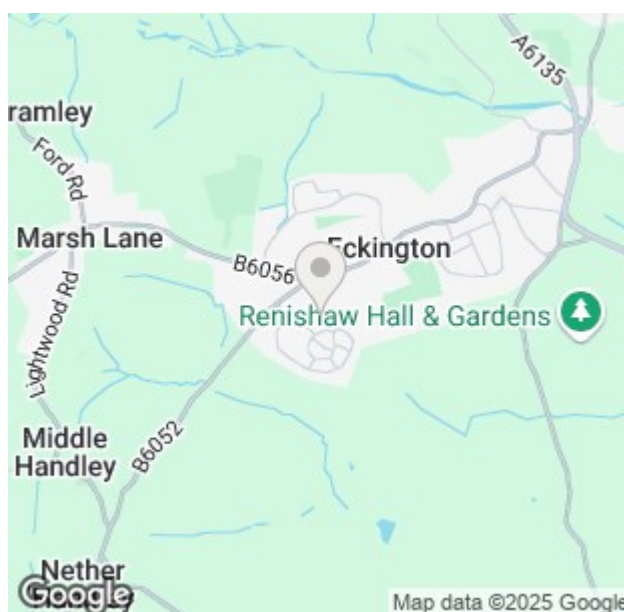


TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

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		86
(81-91) B		
(69-80) C	69	
(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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