

Marketing Preview



9 Beech Crescent, Eckington, Sheffield, S21 4AP

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this modern and ready to move into three bedroom semi-detached property which is situated on a good sized plot. Offering a generous sized enclosed garden, double driveway and stylish bathroom. Close to the countryside, schools and bus routes. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or families alike!

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

SUMMARY

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PORCH

Enter via a uPVC door into the porch with a ceiling light, window and carpeted flooring. Door to the lounge.

LOUNGE 13'9" x 13'9"

A spacious reception room with a feature painted wall, carpeted flooring and a feature fireplace. Ceiling light, radiator and window to the front. Door to the kitchen/diner.

KITCHEN/DINER 14'0" x 9'9"

Fitted with high gloss wall and base units, contrasting worktops and tiled splash back. Sink with a drainer and hose style mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and dishwasher. Two ceiling lights, vertical radiator and window to the rear. Laminate flooring and patio doors to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a radiator, ceiling light and access to the loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 12'0" x 8'6"

A good sized double bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and two windows to the front. Fitted wardrobes and an over stairs storage cupboard.

BEDROOM TWO 7'8" x 9'10"

A double bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 5'10" x 6'9"

A single bedroom with carpeted flooring and a feature painted wall. Ceiling light, radiator and window to the rear.

BATHROOM 7'7" x 5'9"

A modern bathroom having a bath with an overhead and handheld shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

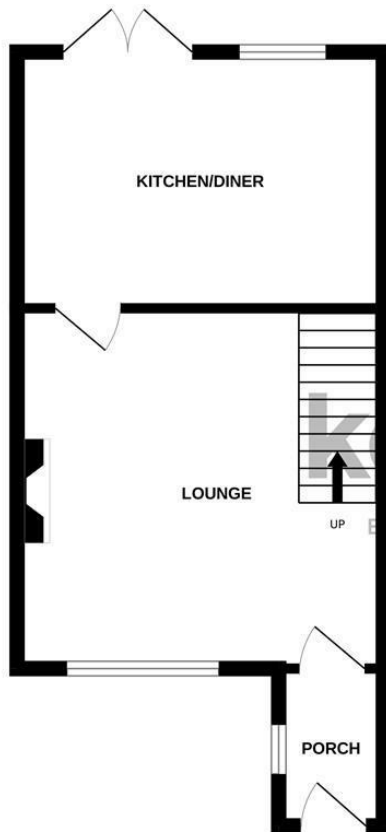
OUTSIDE

To the front of the property is a lawn area, double driveway to the side and a gate to the rear. To the rear of the property is a large, enclosed and south-west facing garden with a decking area and lawn area. Flowerbeds and fencing.

PROPERTY DETAILS

- FREEHOLD

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 681 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		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 