

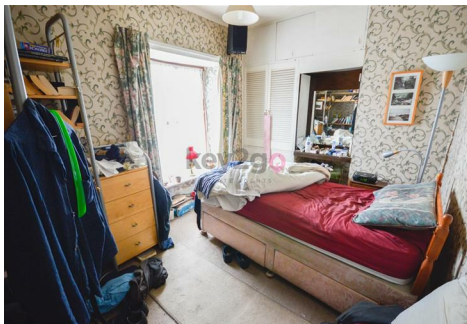
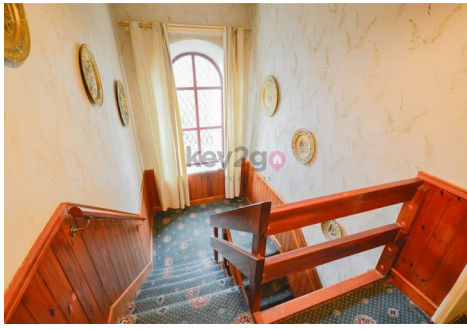
Marketing Preview



48 High Street, Eckington, Sheffield, S21 4DN

£350,000

Bedrooms 5, Bathrooms 1, Reception Rooms 2



Call our sales team to arrange your viewing on this five bedroom detached property with masses of potential and sat on a third acre of land. Offering detached garage, ample off road parking and generous sized rear garden. Situated in a popular residential area close to great local amenities and transport links.

SUMMARY

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HALLWAY

Enter into spacious hallway with carpet flooring, ceiling light and radiator. Access through to cloakroom and utility room.

KITCHEN/LIVING 14'1" x 16'2"

With wall and base unit and under counter space for fridge. Sink, log burner and two windows.

RECEPTION ROOM ONE 12'2" x 13'11"

A spacious lounge with carpet flooring. Ceiling light, window and heater with surround.

RECEPTION ROOM TWO/DINER 14'4" x 10'10"

Extra living space with carpet flooring, ceiling light, heater and window.

KITCHEN 6'1" x 11'8"

With base units, worktops and space for freestanding cooker and washing machine. Ceiling light, window and vinyl flooring. Door to WC.

DOWNSTAIRS WC 2'8" x 3'11"

With WC, vinyl flooring and obscure glass window.

STAIRS/LANDING

A carpet stair rise to first floor landing with large arch window and access to all bedrooms and bathroom.

BEDROOM ONE 14'5" x 10'11"

A double bedroom with carpet flooring and storage. Ceiling light, and window.

BEDROOM TWO 12'3" x 14'0"

A second double bedroom with carpet flooring, ceiling light and window.

BEDROOM THREE 10'3" x 13'6"

A third double bedroom with carpet flooring and storage. Ceiling light and window.

BEDROOM FOUR 6'2" x 11'10"

A forth single bedroom with carpet flooring, ceiling light and window.

BEDROOM FIVE 8'4" x 12'0"

A fifth bedroom with carpet flooring and storage. Ceiling light and window.

BATHROOM 6'10" x 8'9"

Comprising of bath with shower head, close coupled WC and sink. Obscure glass window and storage.

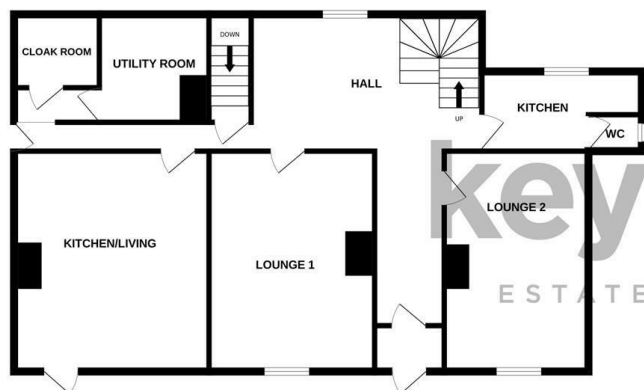
OUTSDIE

Sat on a third acre of land with out building, off road parking and detached garage.

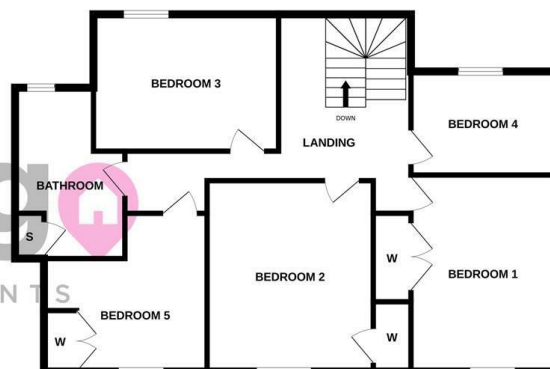
PROPERTY DETAILS

- FREEHOLD
- SOLID FUEL BOILER
- COUNCIL TAX BAND D

GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
954 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 2035 sq.ft. (189.0 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		
(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	

