

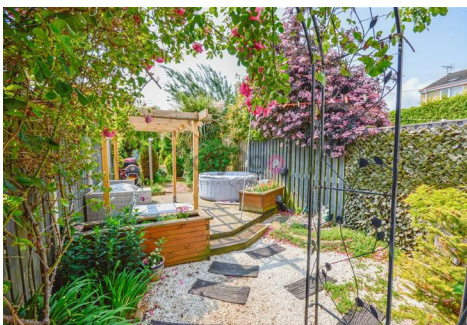
Marketing Preview



101 High Street, Eckington, Sheffield, S21 4DJ

£275,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



**** OFFERS OVER £275,000 **** Don't miss your opportunity to purchase this four bedroom terraced property which boasts masses of character. Offering off road parking for two cars and being spacious throughout. Close to local amenities, public transport links and close to school. Perfect family home!

SUMMARY

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LOUNGE 12'3" x 13'9"

Enter via a uPVC door into the spacious and modern lounge with two feature wallpapered walls, carpeted flooring and a fireplace with a surround. Ceiling light, radiator and bay window with a fitted seating area. Door to the hallway which has the stair rise to the first floor and a door to the dining room.

DINING ROOM 12'2" x 12'10"

A spacious, modern and stylish extra living space with vinyl flooring. Ceiling light, wall light and a window to the rear. Door to the cellar head and open to the kitchen.

KITCHEN 7'2" x 9'8"

A stylish kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Sink with a drainer. Oven and gas hob. Space for a washing machine and dishwasher. Ceiling light and a window. Access to the bathroom.

BATHROOM 6'11" x 5'4"

A stylish bathroom having a bath with a shower, a sink with storage and a close coupled WC. Spotlighting, radiator and two windows. Mosaic effect tiled flooring and neutral tiled walls.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, storage cupboard and doors to bedrooms one and two. Further stair rise to the second floor which has doors to bedrooms three and four.

BEDROOM ONE 12'2" x 10'7"

A spacious double bedroom with carpeted flooring, a feature wallpapered wall and built in storage. Ceiling light, radiator and window. Door to the ensuite.

BEDROOM TWO 11'0" x 10'3"

A double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window.

BEDROOM THREE 10'10" x 10'10"

A double bedroom with carpeted flooring, open eaves space and built in shelving. Ceiling light, radiator and window.

BEDROOM FOUR 9'6" x 10'10"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and velux style window.

OUTSIDE

To the front of the property is a private garden, shrubbery and a shared access path.

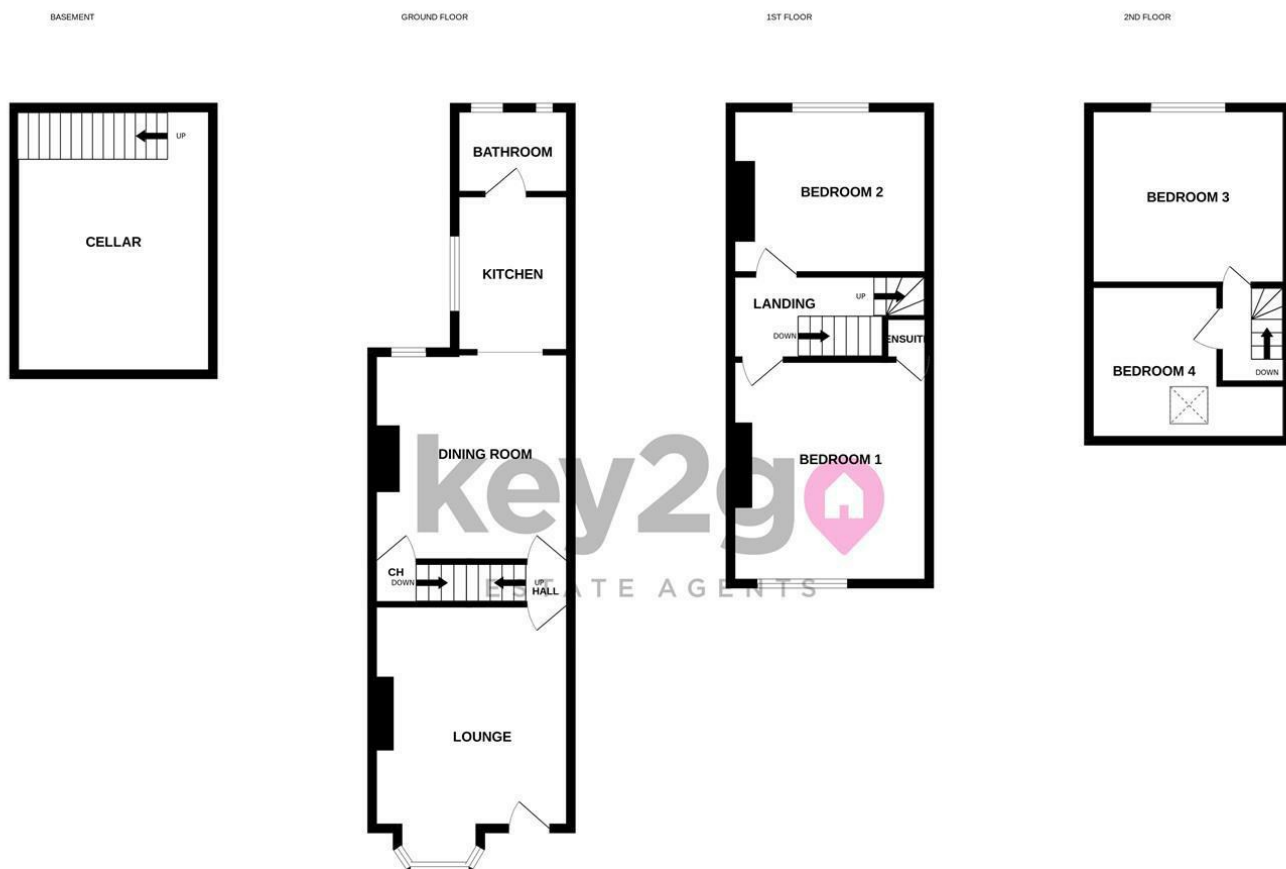
To the rear of the property is a private, enclosed and generous sized garden with a lawn area. Access shared by all the properties to take you to the rear of the property for the parking.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED (EXCEPT LOUNGE WINDOW)
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

ENSUITE

Comprising of a shower, a sink and a WC.



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 