

## Marketing Preview



**136 High Street, Eckington, Sheffield, S21 4DR**

**£150,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





**\*\* GUIDE PRICE £150,000 - £160,000 \*\*** A fantastic opportunity to purchase this two double bedroom cottage style terraced property which is beautifully presented throughout. Offering a stylish kitchen/diner, a generous sized front and a well presented rear garden. Close to amenities and road links to the M1 Motorway, Chesterfield and Sheffield City Centre. Perfect for first time buyers or families alike!

## SUMMARY

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## LOUNGE 13'7" x 13'8"

Enter into the spacious lounge with carpeted flooring, a painted feature wall and a feature fireplace. Ceiling light, radiator and window. Under stairs storage cupboard, stair rise to the first floor and a door to the kitchen/diner.

## KITCHEN/DINER 16'8" x 6'3"

A stylish kitchen/diner fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, electric hob and extractor fan. Space for a washing machine and fridge/freezer. One and a half sink with drainer and mixer tap. Two ceiling lights, radiator and two windows. uPVC door to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, an obscure glass window and a ceiling light. Access to the loft and doors to the two bedrooms and bathroom.

## BEDROOM ONE 12'3" x 10'11"

A double bedroom with carpeted flooring, painted decor and built in storage and shelving. Ceiling light, radiator and window.

## BEDROOM TWO 10'9" x 9'11"

A double bedroom with painted walls and laminate flooring. Ceiling light, radiator and window.

## BATHROOM 5'6" x 6'8"

A modern and stylish bathroom having a bath with a shower, close coupled WC and sink. Ceiling light, radiator and obscure glass window. Tiled flooring and part tiled walls.

## OUTSIDE

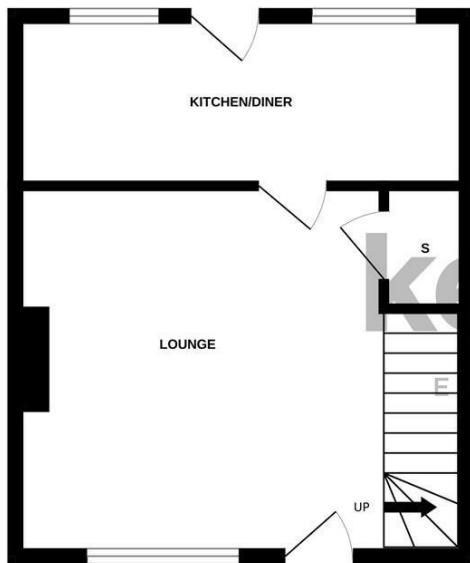
The front of the property is private, enclosed and well presented with a lawn area, plants and shrubbery. Gate and a path to the front door.

To the rear of the property is a private enclosed and low maintenance garden with a lawn area and decking. Plants and shrubbery.

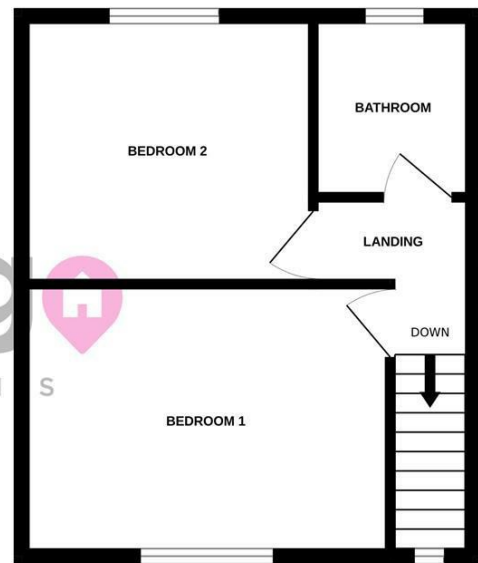
## PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

GROUND FLOOR



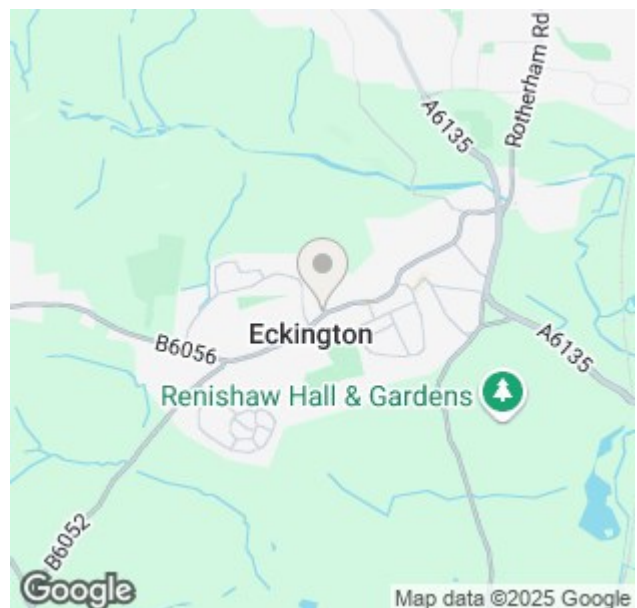
1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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