

## Marketing Preview



**14 Broomhill Close, Eckington, Sheffield, S21 4GZ**

**£150,000**

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





CHAIN FREE!! A fantastic opportunity to purchase this two bedroom terraced property which is tucked into a quiet road. Offering a conservatory, off road parking and a garage. Close to schools, amenities and bus routes. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers!

## SUMMARY

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## LOUNGE 11'10" x 14'5"

Enter via a uPVC door into the lounge with part wallpapered walls and laminate flooring. Ceiling light, radiator and window to the front. Stair rise to the first floor and door to the kitchen.

## KITCHEN 11'10" x 12'1"

Fitted with oak wall and base units, contrasting worktops and tiled splash back. Integrated fridge, freezer and dishwasher. Oven, hob and extractor fan. Ceiling light, radiator and vinyl tiled flooring. Double doors to the conservatory.

## CONSERVATORY 8'10" x 11'1"

A great extra living space with a radiator, vinyl tiled flooring and double doors to the rear.

## 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 11'9" x 10'9"

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

## BEDROOM TWO 11'9" x 8'6"

A double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window.

## SHOWER ROOM 8'2" x 4'7"

A modern shower room having a shower cubicle with an overhead shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and over stairs storage cupboard. Part tiled walls and laminate flooring.

## OUTSIDE

To the front of the property is a lawn and a garden path.

To the rear of the property is a small patio area and a small driveway leading to the detached garage.

## PROPERTY DETAILS

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>	<b>68</b>	<b>84</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		
England & Wales		
EU Directive 2002/91/EC		

