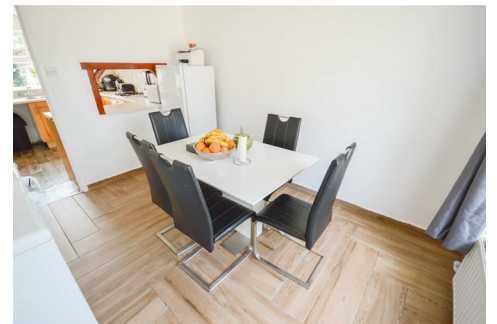


Marketing Preview



19 Green Chase, Eckington, Sheffield, S21 4GY

£325,000

Bedrooms 4, Bathrooms 1, Reception Rooms 3



CHAIN FREE!! A fantastic opportunity to purchase this four bedroom detached property situated on a corner plot on a quiet cul-de-sac. Offering a downstairs WC, off road parking for multiple cars and garage. Close to great amenities, road links to Sheffield and Chesterfield. Perfect family home!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this four bedroom detached property situated on a corner plot on a quiet cul-de-sac. Offering a downstairs WC, off road parking for multiple cars and garage. Close to great amenities, road links to Sheffield and Chesterfield. Perfect family home!

HALLWAY

Enter via uPVC door into the hallway with white walls, laminate flooring, ceiling light and radiator. Stair rise to the first floor and door to the lounge.

LOUNGE 11'1" x 21'8"

A bright, airy and spacious reception room with white walls, laminate flooring and a feature electric fire. Two ceiling lights, two radiators, bay window and two side windows.

INNER LOBBY

Doors to the conservatory, downstairs WC and kitchen.

KITCHEN 8'6" x 9'11"

Fitted with ample wall and base units, worktops and contrasting tiled splash back. Integrated oven, gas hob and extractor fan. Vinyl flooring and under counter space for three appliances. Ceiling light, radiator and window to the rear with garden views. Open to dining room.

DINING ROOM 9'9" x 12'0"

A spacious and modern dining room with white walls, wooden flooring and storage cupboard. Ceiling light, radiator and space for a dining table.

DOWNSTAIRS WC 4'1" x 5'6"

Comprising of a close coupled WC, wash basin with storage unit. Spot lighting and radiator. Extractor fan and vinyl flooring.

CONSERVATORY 14'11" x 10'6"

A bright and spacious reception room with a utility space for a washing machine/dryer. Ceiling light, radiator and tiled flooring. Door to outside.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with white walls, ceiling light and access to the loft. Doors to the four bedrooms and bathroom,

BATHROOM 9'0" x 5'5"

Having a bath with a handheld shower, shower cubicle with an electric shower and glass sliding door. Large WC and sink unit with storage. Neutral decor, tiled bath and shower surround and vinyl flooring. Ceiling light, radiator and window.

BEDROOM ONE 9'9" x 12'10"

A spacious double bedroom with neutral decor, carpeted flooring and storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM TWO 11'2" x 12'1"

A second double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'5" x 11'2"

A third generous sized single bedroom which could fit a double bed in with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 7'5" x 9'2"

A fourth single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear.

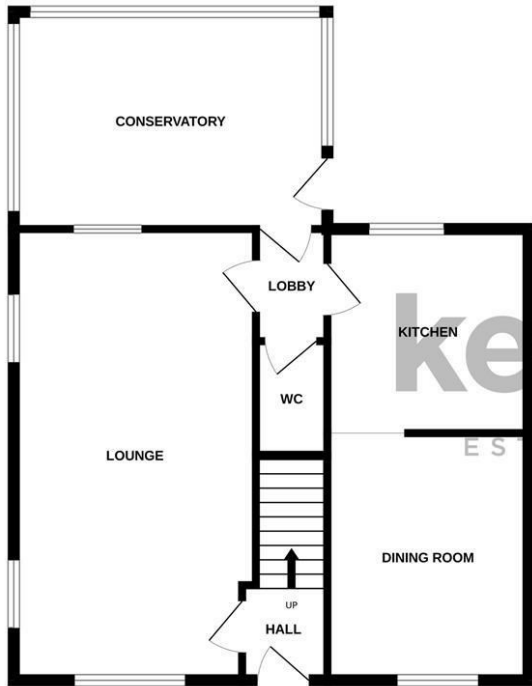
OUTSIDE

To the rear of the property is a private garden with lawn area, patio area and shrubbery. Access to the garage.

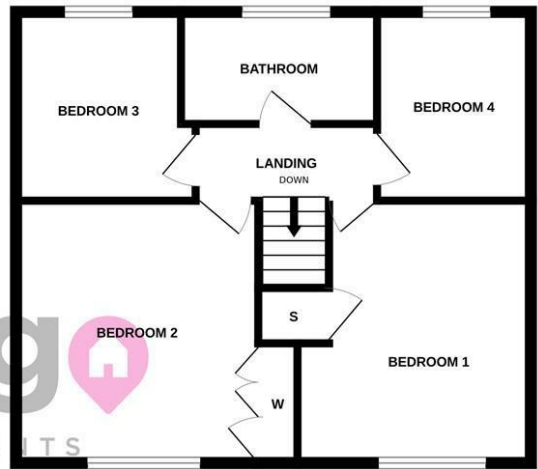
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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		89
(81-91) B	77	
(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	

