



50 Main Road, Marsh Lane, Eckington, Sheffield, S21 5RH
£425,000



Nestled on Main Road in the charming area of Marsh Lane, Eckington, this delightful end terrace cottage offers a perfect blend of space and comfort. With four generously sized bedrooms, this home is ideal for families or those seeking extra room for guests or a home office. The property boasts three inviting reception rooms, providing ample space for relaxation and entertainment.

The well-appointed kitchen is complemented by a convenient utility room, ensuring that daily chores are a breeze. With two modern bathrooms, morning routines will be efficient and hassle-free. The property also features a double garage and a double driveway, providing parking for up to four vehicles, a rare find in this area.

Set on a large plot, the expansive rear garden is a true highlight, offering a private outdoor space perfect for family gatherings, gardening, or simply enjoying the fresh air. The excellent location ensures that you are well-connected, with superb transport links making commuting and exploring the surrounding areas easy.

Spacious throughout, this extended cottage is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Don't miss the chance to make this property your own.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

Warm and welcoming, it has wood flooring and provides access to the Kitchen Diner, Utility, Downstairs WC and Integral Double Garage.

Kitchen Diner

A stunning space located to the rear of the property, it has a continuation of the beautiful wood flooring and large double glazed bi-fold doors providing access out to the Rear Garden. There are ample wall and base units with lights set in the floor plinths and under the wall units. There is a large space for range style ovens and an island which has more units and a sunken Belfast sink with mixer tap over. This room then continues through to the.....

Living Room

Living Room which also has a continuation of the wood flooring, large double glazed window and radiator. There is also the added bonus of a working fireplace which is beautifully presented.

Lounge

A spacious room located to the rear of the property. It has carpeted flooring and double glazed French Doors giving further access out to the Rear Garden. The standout feature is the stunning exposed brick fireplace which has a log burner installed.

Sitting Room

The Sitting Room is located to the front of the property and has carpeted flooring, radiator, fireplace and double glazed window.

Utility Room

Located to the rear with space and plumbing for a washing machine.

Downstairs WC

Next door to the Utility Room and has a low flush WC, pedestal wash basin and window with obscured glass.

Double integral garage

A fantastic addition which can easily accommodate 2 vehicles.

FIRST FLOOR

Landing

This is carpeted and provides access to all four bedroom sand the Bathroom.

Bedroom One

A very generous double bedroom which forms the first floor of the extension over the double garage. It is carpeted throughout and has 4 Velux windows and a large double glazed window. There is also a small dressing room which is ideal. This bedroom also has access to its own En-suite.

En-Suite

A very spacious En-Suite which has tiled flooring and a large double glazed window. There is a four piece bathroom suite which includes a low flush WC, pedestal wash basin, corner shower cubicle and bath tub.

Bedroom Two

This is a spacious double bedroom located to the front of the property with carpeted flooring and a large double glazed window and storage cupboard.

Bedroom Three

A further spacious double bedroom to the front of the property. It has carpeted flooring and a large double glazed window and storage cupboard.

Bathroom

The main bathroom is located to the rear of the property. It has tiled flooring and walls, radiator and a double glazed window. There is a three piece bathroom suite including a low flush WC, pedestal wash basin and bath tub.

Bedroom Four

A very large single bedroom located to the rear with carpeted flooring and a double glazed window with radiator below.

EXTERNAL

Rear Garden

The Rear Garden is extremely generous and has a patio area close to the property and steps leading up to a large space which has artificial grass and outbuildings which has a log burner and windows overlooking stunning views out over fields.

Front

The front of the property is beautifully presented and includes a spacious driveway for 2 vehicles and ample on street parking for anyone who wants to visit.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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