



37 Billam Street, Eckington, Sheffield, S21 4AS
£875 per calendar month



* QUALITY SEMI-DETACHED HOME * TWO BEDROOMS * SPACIOUS LOUNGE, BREAKFAST KITCHEN * BATHROOM/W.C. * GOOD SIZED GARDENS * CLOSE TO AMENITIES * DOUBLE GLAZING & GAS CENTRAL HEATING

To arrange a viewing contact Rachael on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

6'2" x 6'7" (1.88 x 2.03)

A warm and welcoming space which is carpeted and provides access to the Living Room, Kitchen and First Floor via Stairs.

Living Room

19'1" x 10'8" (5.83 x 3.27)

A spacious Living Room which boasts carpeted flooring, double glazed French Doors leading out to the Rear Garden and a large double glazed bay window to the front of the property.

Kitchen

12'5" x 7'9" (3.81 x 2.38)

A beautifully presented kitchen which has Amtico flooring, Traditional radiator and a large double glazed window overlooking the rear garden. The kitchen has ample wall and base units with granite worksurfaces over and inset Franke single sink and drainer with Perrin & Roe mixer tap. Integrated appliances include Miele electric oven and electric induction hob with extractor fan over. Space and plumbing for washing machine. There is also a double glazed uPVC door leading out to the side of the property.

FIRST FLOOR

Landing

2'7" x 7'11" (0.81 x 2.42)

This is carpeted and provides access to both bedrooms, Storage Cupboard and the Bathroom. Access is also given to the loft which is part boarded.

Bedroom One

8'5" x 14'6" (2.58 x 4.43)

A spacious double bedroom located to the front of the property which has carpeted flooring, double glazed window and radiator below. It also boasts access to a storage cupboard above the stairs and includes floor to ceiling Hammonds Integrated Wardrobes.

Bathroom

6'3" x 5'6" (1.93 x 1.69)

Located to the rear of the property and has Porcelanosa tiled flooring and walls as well as a double glazed window with obscured glass and radiator. There is a low flush WC, pedestal wash basin and bath tub with Mira electric Shower over.

Bedroom Two

10'5" x 9'5" (3.18 x 2.89)

A further double bedroom located to the rear of the property. It has carpeted flooring and a large double glazed window with radiator below. There is also access to a storage cupboard.

EXTERNAL

Front Garden

The property itself is beautifully presented. It boasts a large front garden which is mostly laid to lawn with a beautiful flowered boarder to the path which leads up to the property and round the side of the property. The side of the property is secured with a lockable gate which provides access to the rear garden.

Rear Garden

A good sized Rear Garden which is fully enclosed. It has a small patio area next to the property alongside a seating area at the bottom of the garden. It has a fenced boarder and many beautiful flowers on offer.

Council Tax Banding

Band A

North East Derbyshire District Council

EPC Rating

To be confirmed

Viewing

By contacting the agents Marc or Rachael on 01246 232156 / residential@wtparker.com

IMPORTANT NOTE

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:

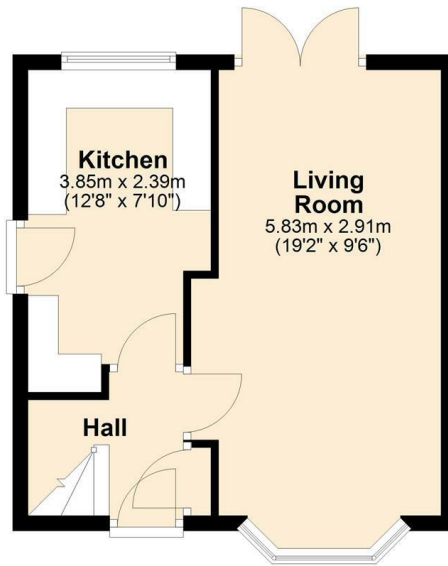
- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or 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.
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- 7.Alterations to the details may be necessary during the marketing without notice.





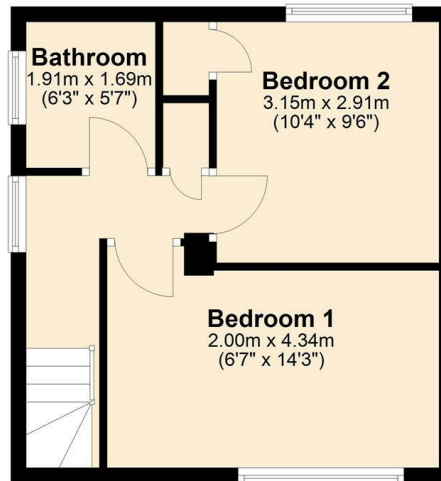
Ground Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



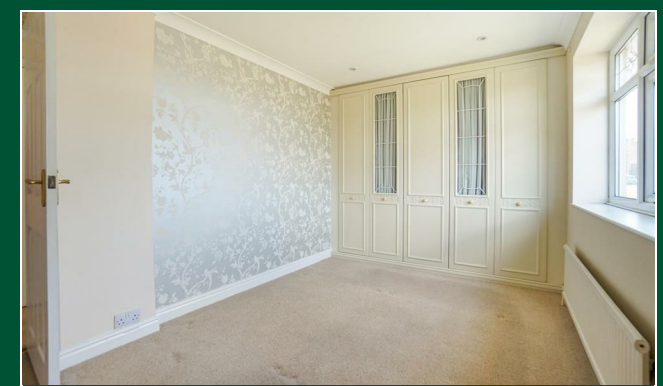
First Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 63.4 sq. metres (682.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(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



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