key2go
ESTATE AGENTS

## Marketing Preview















**12 Edward Street, Eckington, Sheffield, S21 4BT**

**£160,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**









Offered to the market with NO CHAIN, this deceptively spacious property is perfect for first-time buyers and offers masses of potential. Benefiting from a good-sized rear garden, off-road parking for up to three cars, and a quiet cul-de-sac location. Ideally situated within walking distance of the bus terminal and an array of village amenities, making it a fantastic opportunity for buyers looking to put their own stamp on a home.

## SUMMARY

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Enter into the hallway with stairs rising to the first floor and a door leading to the kitchen/diner. The kitchen/diner benefits from dual-aspect windows and is fitted with a range of wall and base units. A useful cupboard houses the boiler, and a door leads to the rear lobby, which provides access to the downstairs WC and the rear garden. The lounge spans the full width of the property and enjoys dual-aspect windows, creating a bright and spacious living area.

Stairs rise to the first-floor landing with doors leading to the bedrooms and shower room. Bedroom One is a double bedroom with a window to the front and fitted wardrobes. Bedroom Two is a generously sized single bedroom with a window to the rear. The spacious shower room is fitted with a shower, wash basin, and WC, and provides access to Bedroom Three, which is a double bedroom with a window to the front.

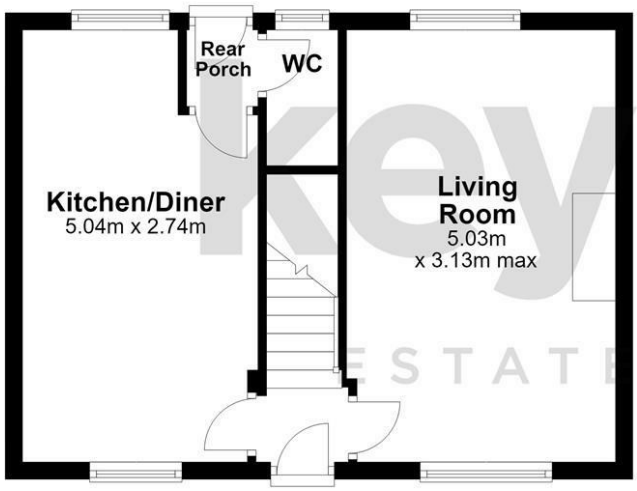
To the front of the property is a brick-paved driveway providing off-road parking for up to three cars. The large rear garden features a lawn area and patio, offering a great outdoor space for relaxing and entertaining.

## PROPERTY DETAILS

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

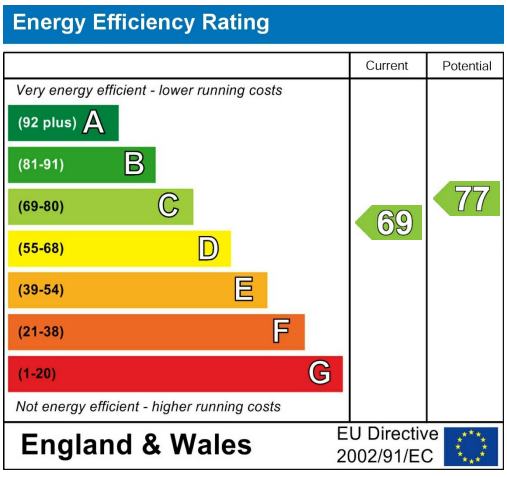
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor




## First Floor







38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk