



18 Fanshaw Avenue, Eckington, Sheffield, S21 4HU  
£189,950





\* TWO DOUBLE BEDROOMS \* SEMI-DETACHED HOUSE \* AMPLE OFF STREET PARKING (FOR UPTO 4 VEHICLES) \* SPACIOUS LOUNGE/DINING ROOM \* BREAKFAST KITCHEN WITH FRENCH DOORS TO OUTSIDE \* GAS CENTRAL HEATING (WITH REPLACEMENT BOILER AND RADIATORS) \* BATHROOM/W.C. WITH WHITE SUITE \* POPULAR CUL-DE-SAC POSITION \* CONVENIENT LOCATION

Occupying a lovely position with private rear gardens and ample off street parking, this modern semi detached home offers a highly practical living space which will appeal to a variety of potential buyers.

The property is positioned over two floors and offers well proportioned rooms briefly comprising: entrance lobby, spacious lounge/dining room with stairs to first floor accommodation along with a full width kitchen to the rear which enjoys views over the rear garden and access to the patio via double French doors.

To the first floor, there are two generous double bedrooms and a bathroom/w.c. with white suite.

The property has had replacement UPVC double glazed windows and doors throughout with an anthracite finish to the exterior and also benefits from a recently renewed gas central heating boiler along with new radiators and inset ceiling spotlights throughout.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR ACCOMMODATION

### Entrance Lobby

With double glazed entrance door to front elevation, radiator and further door leading to through to:

### Lounge/Dining Room

17'4" x 11'10" (5.29m x 3.63m)

A lovely, spacious reception room which has UPVC double glazed window to front elevation, chimney breast with opening housing electric wood-burning effect stove, stairs to first floor accommodation with understairs storage cupboard, laminate flooring, inset ceiling spotlights and radiator.

### Kitchen

11'9" x 7'5" (3.60m x 2.28m)

Enjoying a rear aspect and having been fitted with a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit and mixer tap. Also having built-in electric oven with gas hob and extractor hood over, housing for large fridge-freezer, space and plumbing for washing machine and dishwasher, ceramic tiled floor, ceramic tiled splashbacks, under pelmet and kick board lighting, wall mounted gas central heating boiler, inset ceiling spotlights, UPVC double glazed double French doors looking out and leading out to the rear garden.

## FIRST FLOOR ACCOMMODATION

### Landing

Giving access to:

### Bedroom One

11'11" x 9'9" (3.64m x 2.98m)

A good sized double bedroom with UPVC double glazed window to rear elevation, inset ceiling spotlights and radiator.

### Bedroom Two

11'11" x 8'10" (3.65m x 2.71m )

Another double bedroom, this time with UPVC double glazed window to front elevation, overstairs storage cupboard, inset ceiling spotlights and radiator.

### Bathroom/WC

6'8" x 5'6" (2.05m x 1.69m)

Having been fitted with a white suite comprising panelled bath with mixer tap, shower and screen over, vanity unit with circular wash basin and mixer tap over, low flush w.c., ceramic wall tiling, ceramic floor tiling, heated towel rail, UPVC double glazed window to side elevation.

### Outside

To the front of the property there is a pathway leading to the front door and a shingle driveway providing off street car parking.

To the side of the property a tarmacadum driveway provides further off street parking and leads to a gated entry to the rear garden where there is a raised lawned area along with patio. The garden is fully enclosed by timber fencing providing a safe environment for children and pets.

### Viewing Arrangements

For further information or to arrange a viewing, please contact the agent:

Rachael Grange 01246 232156 | rachael@wtparker.com

### Services

We understand all mains services are connected to the Premises.

### Tenure

The Property is understood to be Freehold

### Council Tax Banding

Band B

North East Derbyshire District Council

### EPC

To Be Confirmed

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.



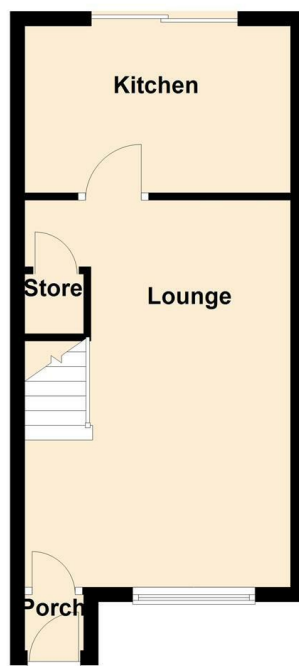




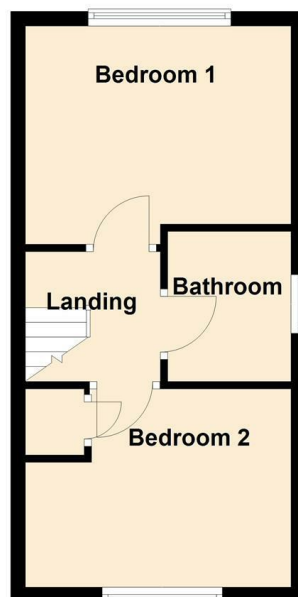




Ground Floor



First Floor



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

