



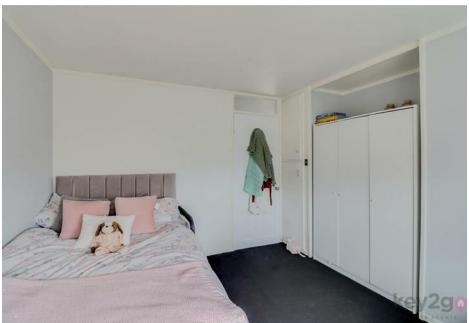
## Marketing Preview



**76 Eastern Drive, Sheffield, S2 3WR**

**£125,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



Call our sales team today to arrange a viewing of this three bedroom terraced property. The accommodation offers two reception rooms, ample storage space and an enclosed rear garden. Conveniently located close to local amenities and with good road links to the City Centre.

## SUMMARY

Call our sales team today to arrange a viewing of this three bedroom terraced property. The accommodation offers two reception rooms, ample storage space and an enclosed rear garden. Conveniently located close to local amenities and with good road links to the City Centre.

Enter into the spacious hallway with three storage cupboards, the stair rise to the first floor and a door to the kitchen/diner. The kitchen/diner is fitted with ample wall and base units, an oven and hob, and space for a dishwasher. A door leads to the sitting room/dining room, which currently houses the full-height fridge/freezer and has a door to the rear garden, along with access to the lounge. The lounge is generously sized and features a fireplace.

Stairs rise to the first floor spacious landing with doors to the three bedrooms, bathroom and a storage cupboard. Bedroom one is a double bedroom, bedroom two is also a double bedroom, and bedroom three is a single bedroom. The bathroom comprises of a bath, sink and WC.

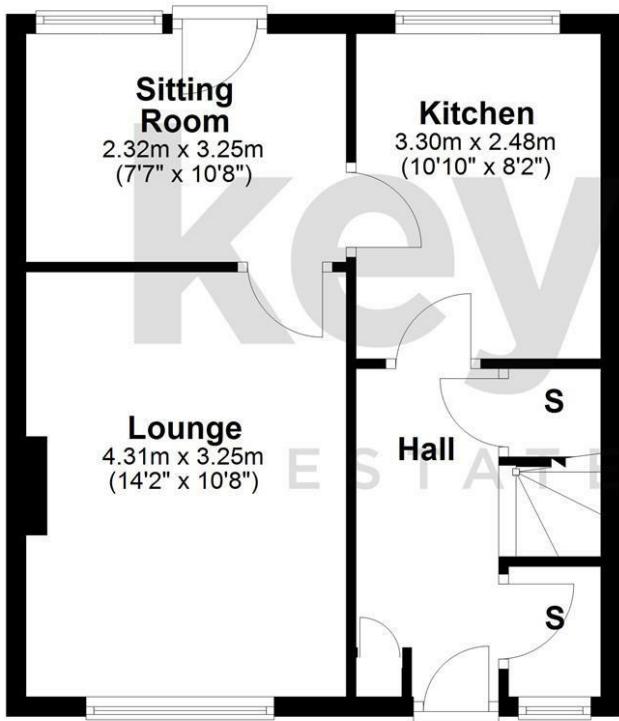
To the rear of the property is an enclosed garden with a lawn area, patio and fencing to the boundaries.

## PROPERTY DETAILS

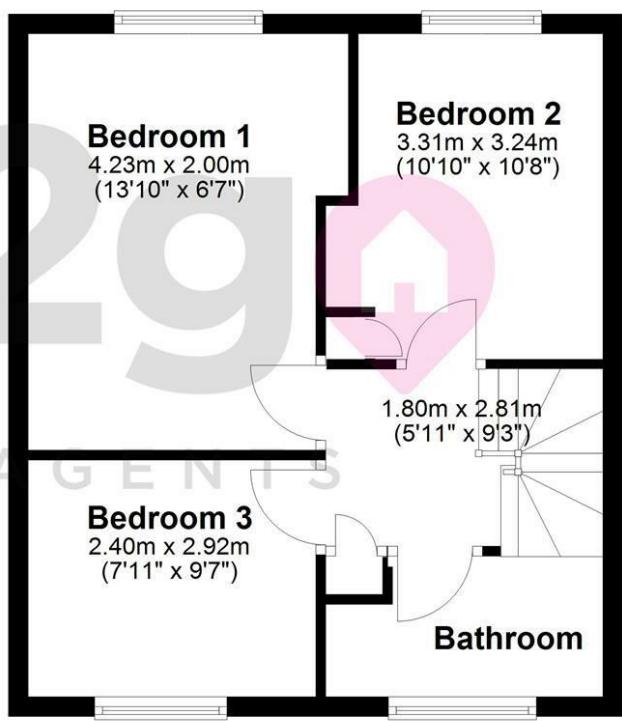
- FREEHOLD
- FULLY DOUBLE GLAZED
- NEW COMBI BOILER IN 2025
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## 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	

