

Marketing Preview



15 Broomhill Close, Eckington, Sheffield, S21 4GZ

£195,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this ready-to-move-into two-bedroom semi-detached bungalow, situated on a quiet cul-de-sac. Offering a conservatory, off-road parking, and an enclosed rear garden. Conveniently located close to local amenities and with excellent road links to Chesterfield, Sheffield, and the M1 motorway. An ideal purchase for those looking to downsize.

SUMMARY

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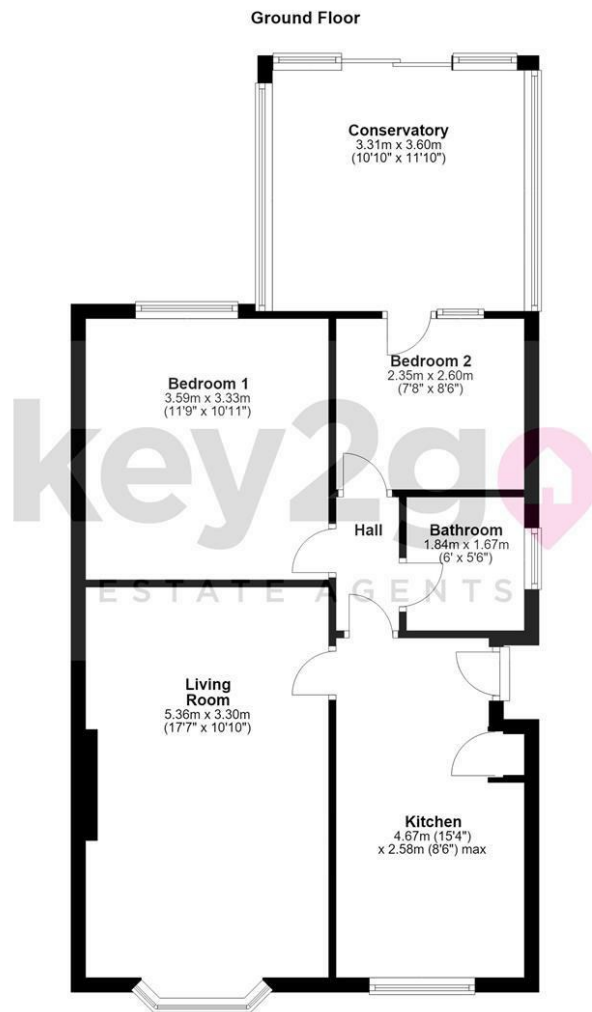
Enter through the side door into the kitchen, which is fitted with a range of wall and base units, an oven, hob and extractor fan, and has space for a full-height fridge/freezer, washing machine or dishwasher. A useful storage cupboard houses the boiler. Doors lead to the lounge and inner hallway. The lounge is generously sized and features an electric fireplace and a bay window to the front. The inner hallway provides access to the two bedrooms and bathroom. Bedroom One is a double bedroom with a window overlooking the rear. Bedroom Two is a small double or generously sized single bedroom with a door leading into the conservatory. The conservatory provides an excellent additional living space with windows to all sides and sliding patio doors opening onto the rear garden. The bathroom is fitted with a shower cubicle with an electric shower, wash basin, and WC.

To the front of the property is a red pebbled area with surrounding hedging, a driveway providing off-road parking for up to three cars, and a gate giving access to the rear garden. The enclosed rear garden is low maintenance and features a patio area with steps leading to a slate seating area with flower beds, and further steps rising to the top of the garden.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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 	

