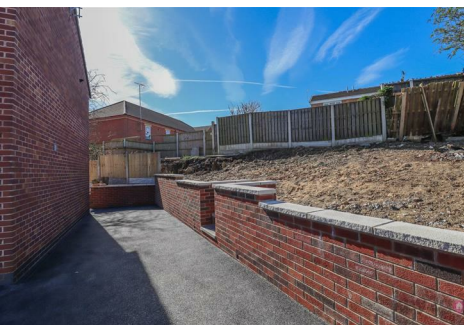
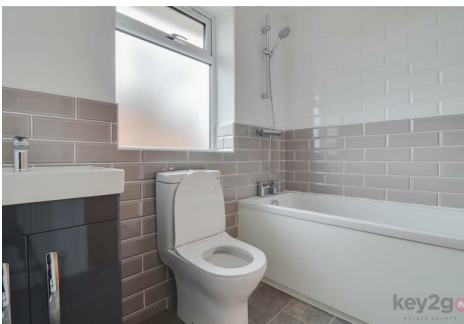


Marketing Preview



93 Sitwell Street, Eckington, Sheffield, S21 4FQ
£290,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A unique opportunity to purchase this three bedroom semi-detached property, fully renovated to a high standard by the current owner. The property offers a master bedroom with walk-in wardrobe and en-suite, a downstairs WC and a modern kitchen/diner. Further benefits include a utility room and off-road parking for three cars. Conveniently located close to local amenities and with excellent road links to the M1 Motorway, Chesterfield and Sheffield. An ideal family home.

SUMMARY

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Enter into the hallway with stairs rising to the first floor, two storage cupboards and doors to the lounge, kitchen/diner, downstairs WC and utility room. The lounge is bright and spacious with double doors to the rear. The kitchen/diner is generously sized and fitted with wall and base units, fridge/freezer, oven, hob, extractor fan and dishwasher, with double doors leading to the rear. The downstairs WC is fitted with a vanity unit with wash basin and WC. The utility room has a worktop, base unit and space for a washing machine/tumble dryer.

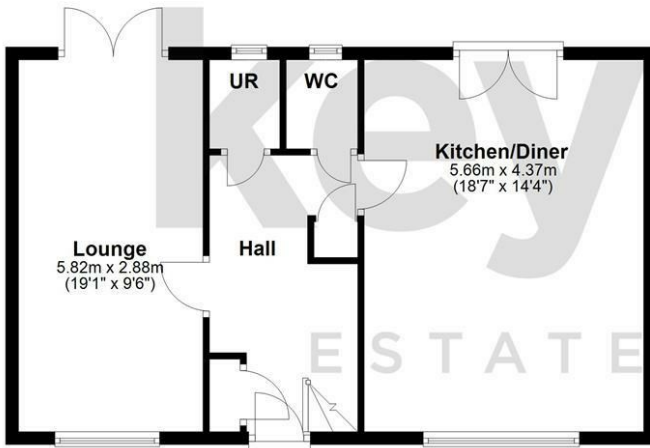
Stairs rise to the first floor landing with doors to the three bedrooms and the family bathroom. Bedroom one is a large double bedroom with access to a dressing room/walk-in wardrobe and a further door to the en-suite, which comprises a shower cubicle, wash basin and WC. Bedroom two is also a double bedroom and benefits from an over-stairs storage cupboard. Bedroom three is a single/small double bedroom. The family bathroom is fitted with a bath, wash basin and WC.

PROPERTY DETAILS

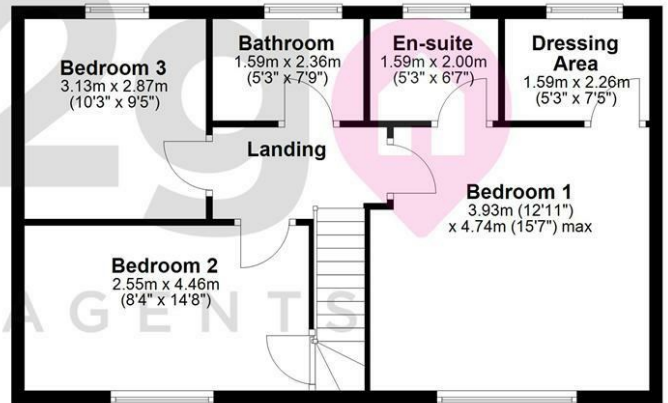
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL
- PENDING APPROVAL

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	77	81
(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 