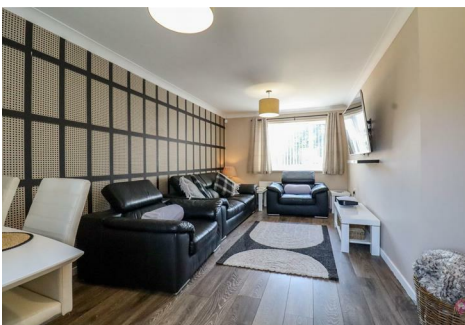


## Marketing Preview



**7 Osmund Road, Eckington, Sheffield, S21 4ES**

**£170,000**

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



A fantastic opportunity for first-time buyers or a small family to purchase this well-presented home, ready to move straight into. Offering two generous double bedrooms, off-road parking, and a large, well-maintained enclosed rear garden, the property provides excellent indoor and outdoor living space. Ideally situated close to a regular bus route, a wide choice of reputable schools, and benefiting from excellent road links to both Sheffield and Chesterfield, this is a superb home in a convenient location.

## SUMMARY

A fantastic opportunity for first-time buyers or a small family to purchase this well-presented home, ready to move straight into. Offering two generous double bedrooms, off-road parking, and a large, well-maintained enclosed rear garden, the property provides excellent indoor and outdoor living space. Ideally situated close to a regular bus route, a wide choice of reputable schools, and benefiting from excellent road links to both Sheffield and Chesterfield, this is a superb home in a convenient location.

Enter into the welcoming hallway, which benefits from a useful meter cupboard, stairs rising to the first floor, and a door leading into the lounge. The lounge is generously proportioned, spanning the full width of the property and enjoying dual-aspect windows that flood the room with natural light. The well-presented kitchen is fitted with a range of wall and base units and features a rear-facing window, a useful understairs storage cupboard, and a side door providing access to the garden.

Stairs rise to the first-floor landing with doors to both bedrooms and the family bathroom. Bedroom one is a generous double bedroom with a window overlooking the front of the property. Bedroom two is a further double bedroom with a window to the rear. The family bathroom is fitted with a bath, wash basin, and W/C.

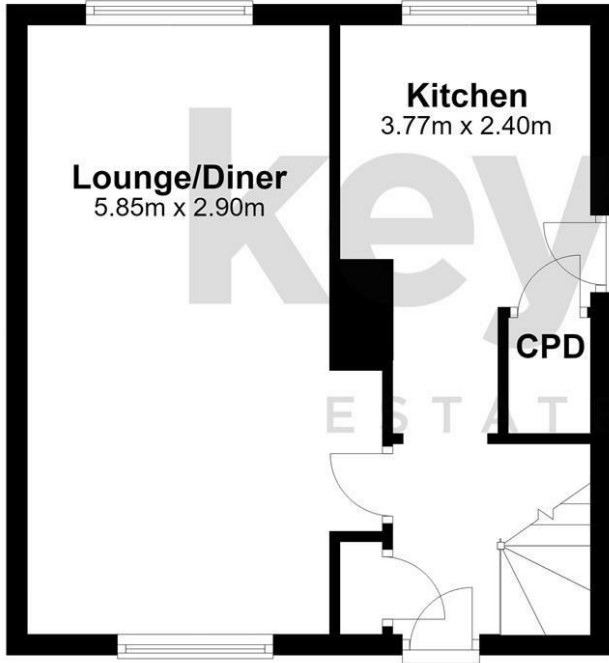
To the front of the property is a driveway providing off-road parking for up to two vehicles. To the rear is a large enclosed garden, featuring a patio seating area and a well-maintained lawn, making it ideal for families and outdoor entertaining. The garden also benefits from two useful brick-built outhouses, providing excellent additional storage.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

