

Marketing Preview



29 Hawksway, Eckington, Sheffield, S21 4HP

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



This two-bedroom end-terrace home is situated on a quiet residential road, making it an excellent opportunity for first-time buyers, small families, or investors. The property offers a conservatory and a convenient downstairs WC. Externally, it benefits from an enclosed garden, off-road parking, and a garage. Ideally located close to local amenities, well-regarded schools, and excellent transport links, the has road links to Sheffield, Chesterfield, and the M1 motorway.

SUMMARY

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Enter into the hallway, which provides access to the downstairs WC, lounge, and kitchen. The lounge is bright and welcoming, featuring a fireplace and stairs rising to the first floor. The kitchen is fitted with a range of wall and base units, including wine storage, an oven, hob, and extractor fan, with space for a dining table and under-counter appliances such as a fridge, freezer, and washing machine or tumble dryer. A door leads through to the conservatory, offering a versatile additional living space with double doors opening onto the rear garden. The downstairs WC is fitted with a wash basin and WC.

Stairs rise to the first-floor landing, which provides access to two bedrooms and the wet room. Bedroom one is a double room with fitted wardrobes and a window to the front, while bedroom two is also a double room, featuring fitted wardrobes and a window to the rear. The wet room is fitted with a wash basin, WC, and an electric shower.

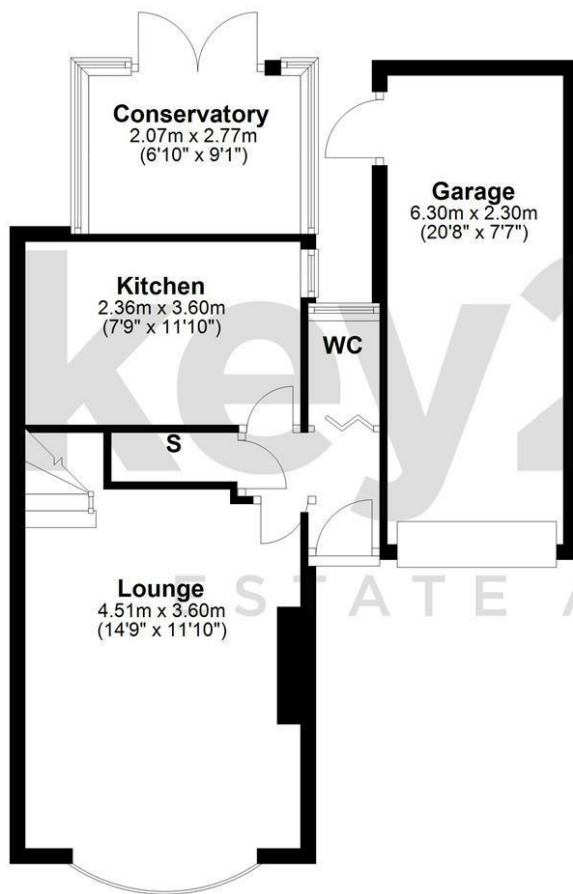
To the front of the property is a lawned area, driveway, and access to the garage. The rear garden is enclosed and features a decking area with steps leading down to the lawned garden, which continues round to a shed.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



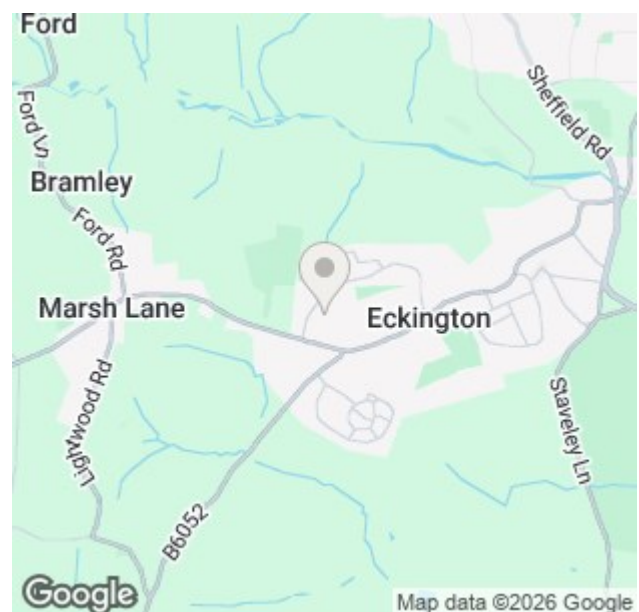
First Floor



Total area: approx. 80.1 sq. metres (861.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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