





13 Edward Street

Eckington • Sheffield • S21 4BT

Guide Price £180,000 - £190,000

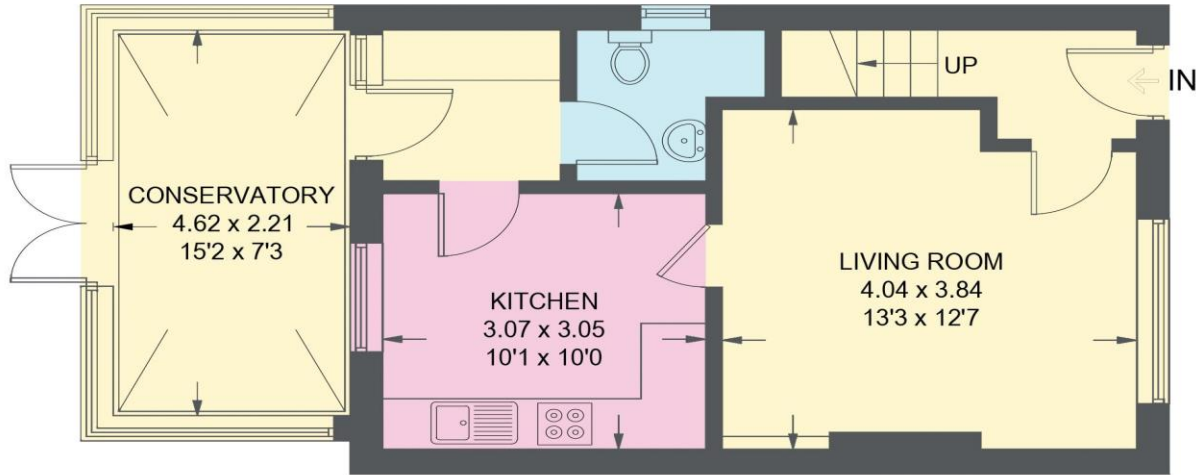
Attractive, spacious 3-bedroom semi-detached family home located on a quiet cul de sac, featuring a generous conservatory overlooking an enclosed rear garden. Benefits from recent redecoration, combination gas central heating, double glazing and off-street parking for multiple vehicles. The property enters through a uPVC front door leading through to a front facing living room, styled in modern grey tones and feature fireplace. The kitchen is fitted with a matching range of wall and base unit, topped with contrasting worktops and providing space and plumbing for further freestanding appliances. There is separate utility space and WC which also offers potential to extend and develop the kitchen area. Alternatively, subject to any necessary building consents the kitchen could be opened up to join the rear conservatory which overlooks the garden, creating a generous living area. The first floor comprises 2 double bedrooms, both complemented by fitted wardrobe storage and a smaller single bedroom, ideal for a child with side facing window. The family bathroom incorporates a modern 3-piece white suite, with overhead shower, glass screen and decorative vinyl flooring. Externally a block paved driveway provides off street parking for multiple vehicles. At the rear is an enclosed garden featuring raised lawn, and garden shed. Eckington village is steeped in local history, conservation areas and offers a host of superb local amenities, schools and a local supermarket. Ideally situated for links to the M1 motorway networks, Sheffield city centre and nearby Crystal Peaks shopping centre. Renishaw Hall and local surrounding countryside and walks on the Pennine trail provide plenty of choice.



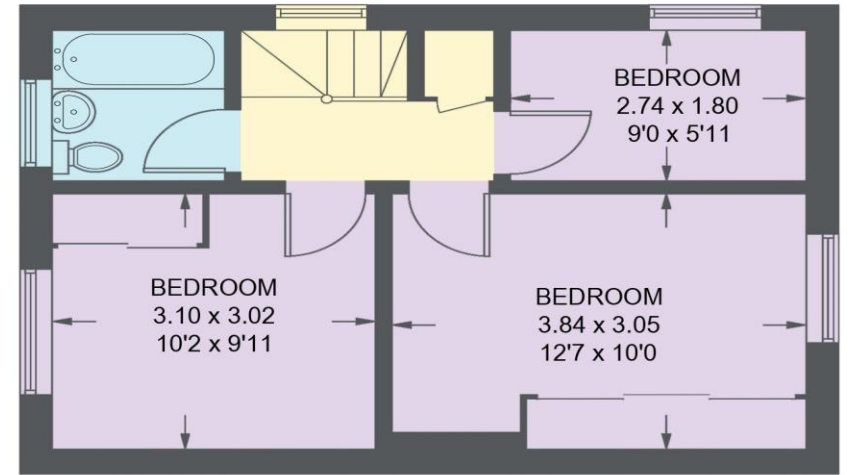
- Brick Built Semi Detached Family Home
- 3 Bedrooms
- Modern Kitchen & Separate Utility
- Spacious Conservatory
- Cosy Lounge in Modern Tones
- Quiet Cu De Sac Location
- Enclosed Rear Garden
- Block Paved Driveway
- Freehold & No Chain
- Council Tax Band A, EPC Rating

13 EDWARD STREET

APPROXIMATE GROSS INTERNAL AREA = 81.9 SQ M / 881 SQ FT



GROUND FLOOR = 46.9 SQ M / 505 SQ FT



FIRST FLOOR = 35.0 SQ M / 377 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.