

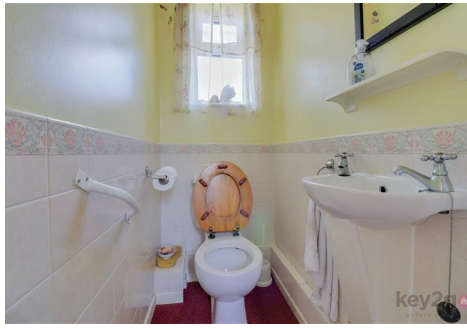
Marketing Preview



29 Hawksway, Eckington, Sheffield, S21 4HP

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



SUMMARY

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.

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.

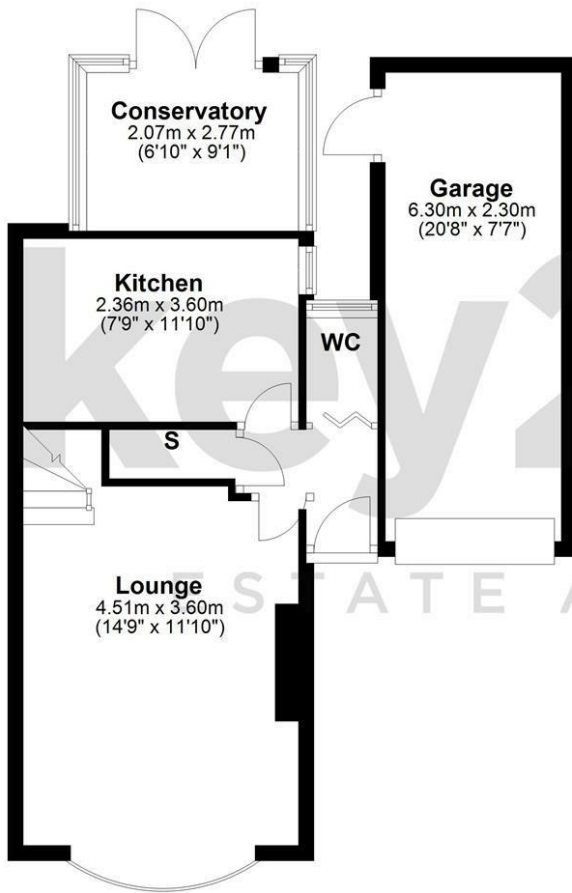
To the front of the property is a lawned area, driveway, and access to the garage. The rear garden is enclosed and features a decking area with steps leading down to the lawned garden, which continues round to a shed.

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

