



79 Sitwell Street, Eckington, Sheffield, S21 4FQ



# 79 Sitwell Street

## Eckington

### £159,995

A great property for a first time buyer or young family.

This nicely presented two bedroomed mid town house is most conveniently located within easy reach of a good range of local amenities.

Offering gas central heating via a combination boiler and uPVC double glazing the property briefly comprises: hall, living room, excellent dining kitchen, rear lobby, downstairs WC, first floor landing, two good size bedrooms and superb bathroom having been refurbished in recent years.

Block paved off road parking to the front , rear garden with artificial grass, patio, decking and most useful shed.

- Ideal for the FTB/young family
- Nicely presented
- Well equipped kitchen
- Rear lobby with downstairs cloakroom/WC
- Two bedrooms and superb bathroom
- Off road parking
- Low maintenance rear garden
- Most convenient location
- EPC: D
- Council Tax Band: A Tenure: Freehold







Floor 0



Floor 1



Approximate total area<sup>m</sup>  
536 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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