



24 Beech Crescent, Eckington, Sheffield, S21 4AQ

- 3 BED SEMI DETACHED
- Internally insulated - EPC C
- Must be seen - EICT & Gas certs in place
- Delightful gardens, on street parking
- CASH BUYERS ONLY - due to construction
- EXCELLENT RENTAL OPPORTUNITIES - yeild around 9%
- NO CHAIN

Offers In The Region Of £105,000

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HERE TO GET *you* THERE

MUST BE SEEN - NO UPWARD CHAIN! Located in the very popular suburb of Eckington is this spacious 3 bed family home. Close to great local amenities, schools & shops and easy access to M1.

Originally built as Airey construction - the property is non mortgageable and therefore open to **CASH BUYERS ONLY**.

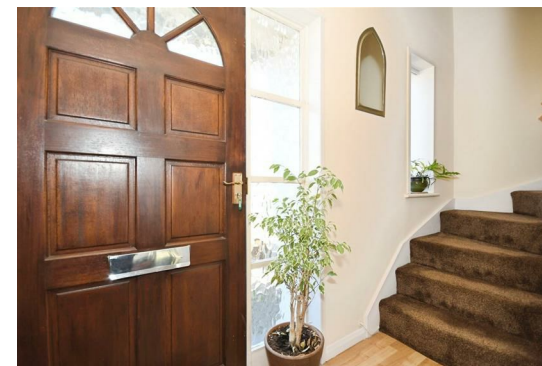
The home offers an **EXCELLENT INVESTOR OPPORTUNITY** with rent at around £850 pm & a yield around 9%.

The property has been lovingly maintained with the current owners - benefits from **INTERNAL INSULATION** to external walls & a **GRADE C EPC!** It **MUST BE VIEWED**.

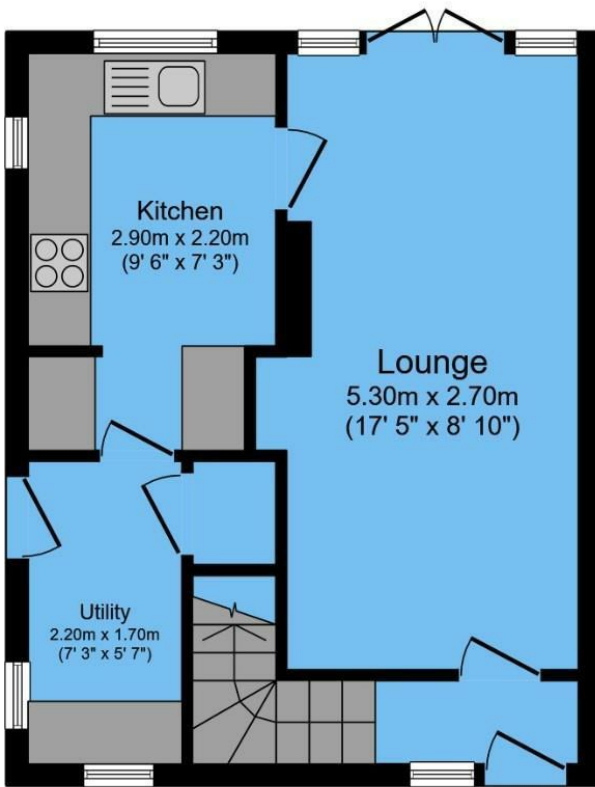
The accommodation comprises:- entrance hall, lounge, fitted kitchen & separate utility area. 3 bedrooms & a family bathroom.

Gas central heating & uPVC double glazed. EICR & Gas certificates in place for landlords - ready to go!

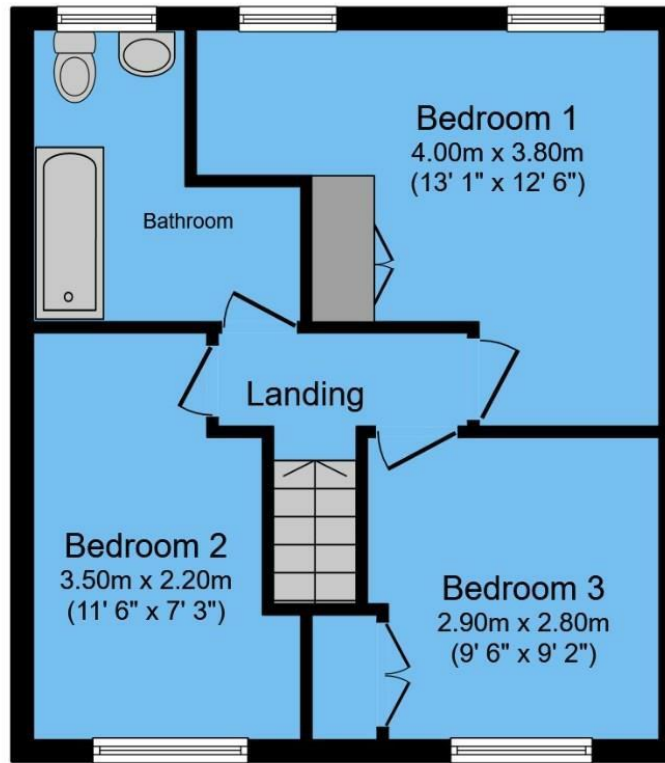
Potential for creation of a driveway (STP) - but plenty of on street parking available. Delightful gardens overlooking a park.







Ground Floor



First Floor

Total floor area 76.7 m² (825 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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