



49 Beech Crescent, Eckington, Sheffield, S21 4AP

- WELL PRESENTED
- SPACIOUS KITCHEN DINER
 - MODERN BATHROOM
 - LAWNED REAR GARDEN
- NO UPWARD CHAIN
- 3 GOOD SIZED BEDROOMS
 - DRIVEWAY PARKING
 - CALL HUNTERS NOW

Guide Price £175,000 - £190,000

HUNTERS®

HERE TO GET *you* THERE

*****GUIDE PRICE £175,000 - £185,000*****

Welcome to this WELL PRESENTED, THREE BEDROOM SEMI DETACHED HOUSE.

Located in Eckington, the property is nearby a wide range of amenities, shops, restaurants and well regarded schools.

With easy access to the M1, Sheffield and Chesterfield.

As you enter this property you will find the spacious kitchen diner, lounge, and a WC.

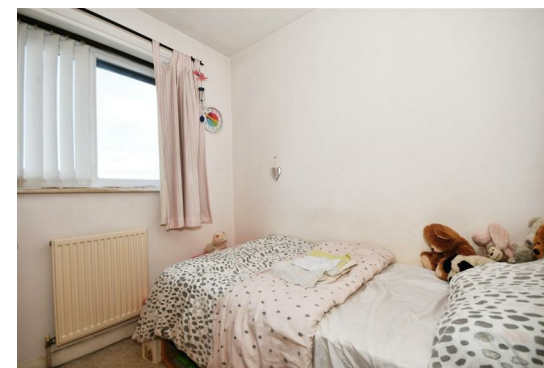
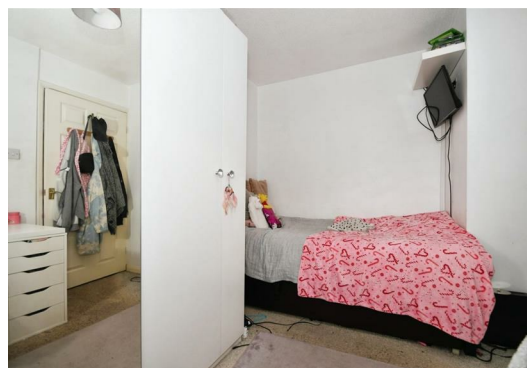
Upstairs, there are two double bedrooms, a single bedroom, and a fully tiled three piece suite bathroom.

Gas central heating and uPVC double glazed windows.

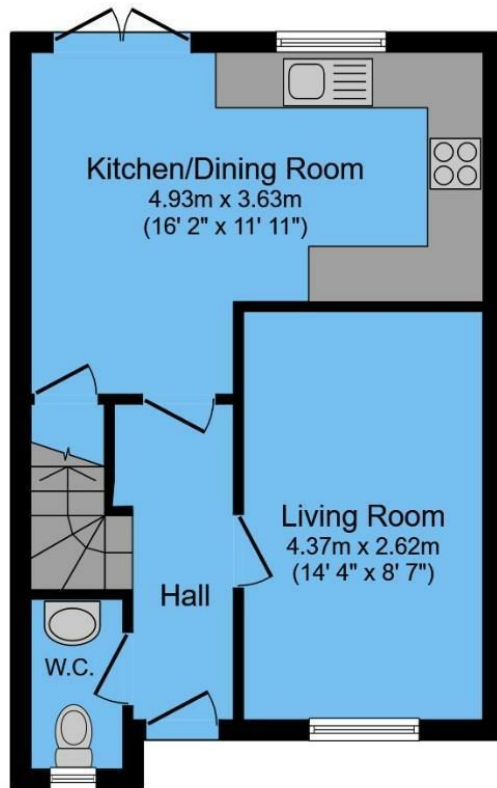
To the front is a lawn and driveway parking for one vehicle. The rear sees an easy to maintain lawned garden with decking.

Call Hunters to book your viewing now - great for first time buyers or families!

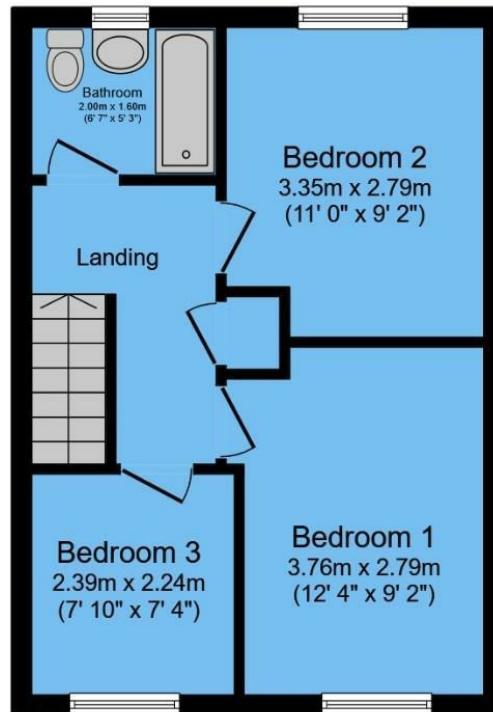
Freehold, Tax Band B, EPC Rating D.







Ground Floor



First Floor

Total floor area 71.0 m² (765 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		86
(81-91) B		
(69-80) C		61
(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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