

## Marketing Preview



**18 Billam Street, Eckington, Sheffield, S21 4AS**

**£275,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



NO CHAIN! A unique opportunity to purchase this three bedroom spacious detached property which is situated on a substantial plot on a quiet road. Boasting masses of potential and offering a large reception space. Also having ample off road parking, a garage and gardens to three sides. Close to amenities and in a great location for schools. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

### SUMMARY

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### HALLWAY

Enter via uPVC door into the spacious hallway with carpeted flooring, a ceiling light and radiator. Stair rise to the first floor, storage cupboard and doors to the lounge/diner and kitchen.

### LOUNGE/DINER 10'5" x 25'3"

A bright and spacious reception room with painted walls and carpeted flooring. Three ceiling lights, two radiators and dual aspect windows. Feature painted door to the kitchen.

### KITCHEN 9'10" x 11'4"

A modern kitchen fitted with ample high gloss wall and base units, wood effect worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, microwave, hob and extractor fan. Integrated fridge. Spotlighting, window to the rear and vinyl flooring. UPVC door to the rear.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the boarded loft via a fixed loft ladder. Storage cupboard and doors to the three bedrooms, bathroom and WC.

### BEDROOM ONE 10'5" x 14'2"

A large double bedroom with neutral decor and fitted furniture. Ceiling light, radiator and window to the front.

### BEDROOM TWO 10'5" x 10'8"

A double bedroom with painted walls. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 9'5" x 10'3"

A single bedroom with neutral decor and storage cupboard. Ceiling light, radiator and window to the front.

### BATHROOM 6'2" x 7'10"

Comprising of a bath, shower cubicle with an overhead shower and pedestal sink. Ceiling light, radiator and obscure glass window. Fully tiled walls and carpeted flooring.

### WC 2'10" x 7'10"

Having a low flush WC and tiled walls. Ceiling light and obscure glass window.

### OUTSIDE

To the front of the property is a lawn area and shrubbery to the side. Driveway to the front and side and a garage with power

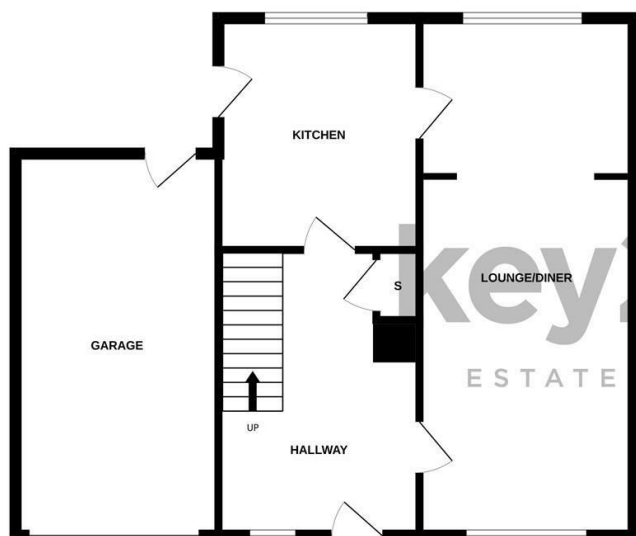
and lighting.

To the rear of the property is a lawn, patio area and bark chippings. Shed, greenhouse and rear access to the garage.

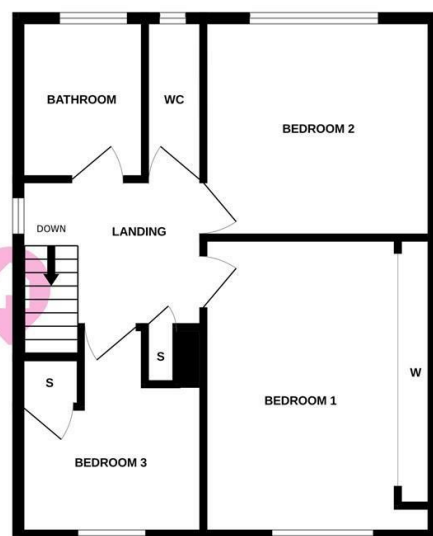
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

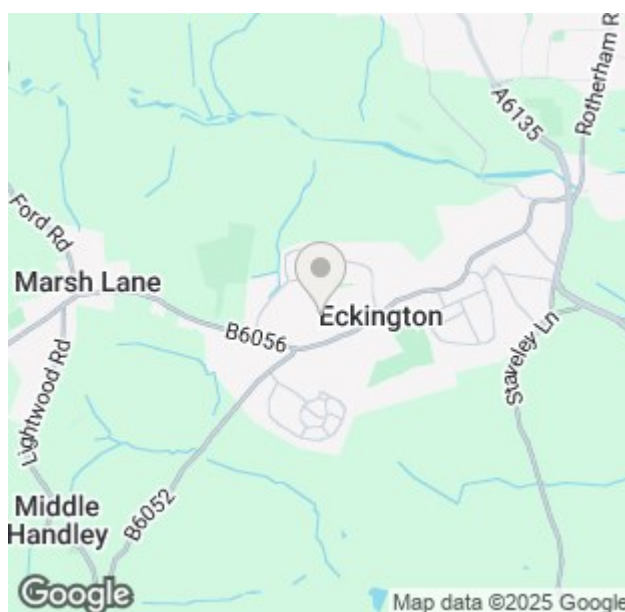


TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

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



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