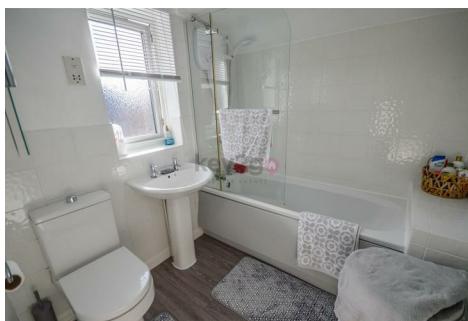




## Marketing Preview



**11 Fanshaw Avenue, Eckington, Sheffield, S21 4HU**  
**£225,000**

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



A unique opportunity to purchase this modern and ready to move into three bedroom semi-detached property which is situated in a popular residential area! Benefiting from modern kitchen and bathroom. Also offering converted garage to versatile space, off road parking and enclosed rear garden. Positioned close to countryside walks, a good choice of local schools and road links to Sheffield, Chesterfield and M1 Motorway.

## PROPERTY DETAILS

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

## SUMMARY

A unique opportunity to purchase this modern and ready to move into three bedroom semi-detached property which is situated in a popular residential area! Benefiting from modern kitchen and bathroom. Also offering converted garage to versatile space, off road parking and enclosed rear garden. Positioned close to countryside walks, a good choice of local schools and road links to Sheffield, Chesterfield and M1 Motorway.

## HALLWAY

Enter through composite door into welcoming hallway with laminate flooring, ceiling light and radiator. Stair rise to first floor landing and door to lounge.

## LOUNGE 11'1" x 16'5"

A spacious lounge with feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front. Doors to kitchen/diner and under stairs storage cupboard.

## KITCHEN/DINER 14'6" x 8'8"

Fitted with ample modern wall and base units, wood effect worktops and one and a half sink with drainer and mixer tap. Oven, hob and extractor fan. Space for full height fridge/freezer and under counter space for washing machine. Spot lighting, radiator and window. Tiled effect flooring and patio doors to rear.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, window and access to loft. Doors to three bedrooms, bathroom and over stairs storage cupboard.

## BEDROOM ONE 13'1" x 7'10"

A good sized double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear.

## BEDROOM TWO 11'8" x 7'10"

A second double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the front.

## BEDROOM THREE 6'5" x 8'10"

A third single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 6'9" x 6'5"

A modern bathroom comprising of bath with over head electric shower, pedestal sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Part tiled walls and laminate flooring.

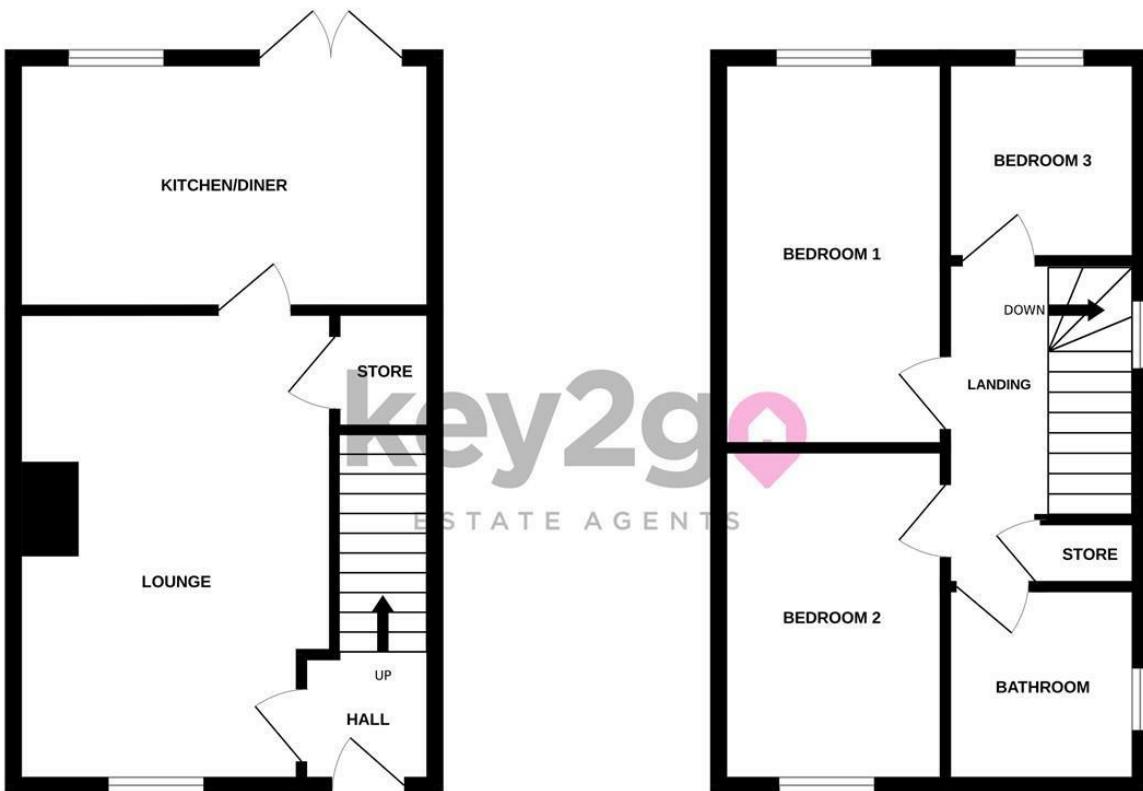
## OUTSIDE

To the front of the property is a lawn, hedging and driveway with off road parking for two cars. Gate to rear.

To the rear of the property is a enclosed private garden with decking, lawn area and flower beds. Side door leads to converted garage with power and lighting, currently used as a bar/entertaining space.

GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.9 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) A		
(81-91) B		87
(69-80) C	71	
(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	

