

Marketing Preview



22 Green Chase, Eckington, Sheffield, S21 4GY

£260,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £260,000 - £270,000 **** A fantastic opportunity to purchase this three bedroom detached property which has the potential to extend subject to the necessary permissions. The property is situated on a quiet cul-de-sac close to parks and within a couple of minutes walking distance to countryside walks. Offering a conservatory and a utility and worksop space. Also having a modern and stylish kitchen/diner and a enclosed rear garden. Close to amenities and road links to Sheffield, Chesterfield and M1 Motorway. Perfect family home!

SUMMARY

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Enter into the welcoming hallway with a storage cupboard and door t the spacious lounge which has a bay window and a fireplace. Also having a large kitchen/diner with a large island, granite worktops, integrated self cleaning oven, instant hot water tap and ample wall and base units. Access to the under stairs storage cupboard, utility with space for appliances and the workshop which is a perfect space for working from home. A bright and airy conservatory with access to the rear.

A spacious landing with a window, carpeted flooring and access to the two good sized double bedrooms, single bedroom and the bathroom which is complete with a bath, WC, sink and storage.

The front of the property has a paved driveway with off road parking for three cars and access to the utility room. To the rear of the property is a private, low maintenance and well presented garden with an artificial lawn, plants and shrubbery.

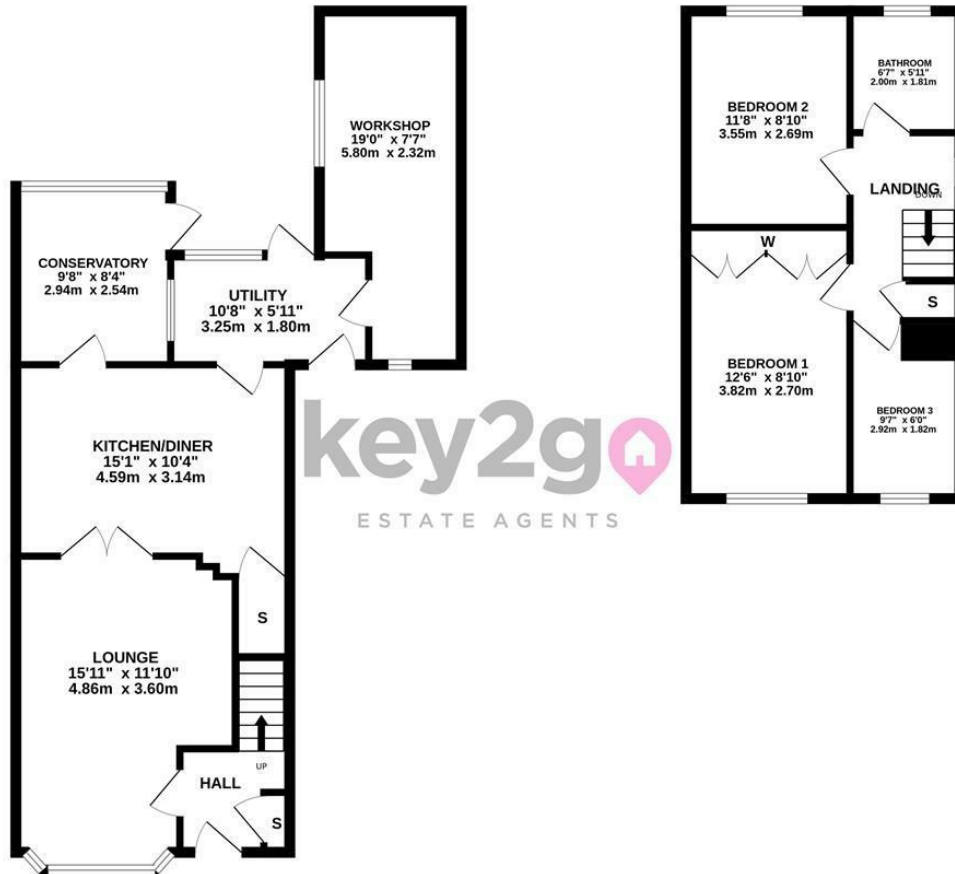
PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR

1ST FLOOR



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		
(69-80) C	74	80
(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	



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