

Marketing Preview



144 Ravencar Road, Eckington, Sheffield, S21 4JS

£320,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



A unique opportunity to purchase this ready to move into four bedroom detached property which is situated on a sought after estate. Offering a downstairs WC, off road parking and a garage. Recently decorated with new carpets and decking. Close to woodland walks and a choice of schools. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

SUMMARY

A unique opportunity to purchase this ready to move into four bedroom detached property which is situated on a sought after estate. Offering a downstairs WC, off road parking and a garage. Recently decorated with new carpets and decking. Close to woodland walks and a choice of schools. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

Enter into the welcoming hallway with the stair rise to the first floor and access to the spacious kitchen/diner, which features painted wall and base units, dual-aspect windows, and access to the rear lobby with doors leading to the spacious lounge, downstairs WC, and rear garden.

The first floor comprises four generously sized bedrooms, access to the loft with storage, and a family bathroom complete with a bath, WC, and wash basin.

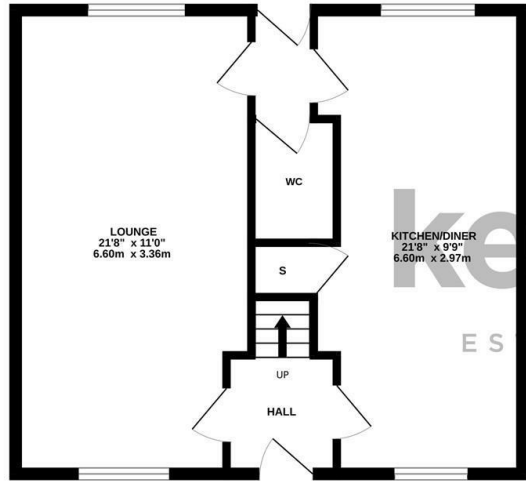
To the front of the property is a recently laid brick-paved driveway providing off-road parking for up to four cars. The low-maintenance rear garden features a detached garage with a new roof and electric supply, new decking, a lawn, shrubbery, hedging, space for a shed, and a pergola. Additional benefits include multiple outdoor electric points and a water feature.

PROPERTY DETAILS

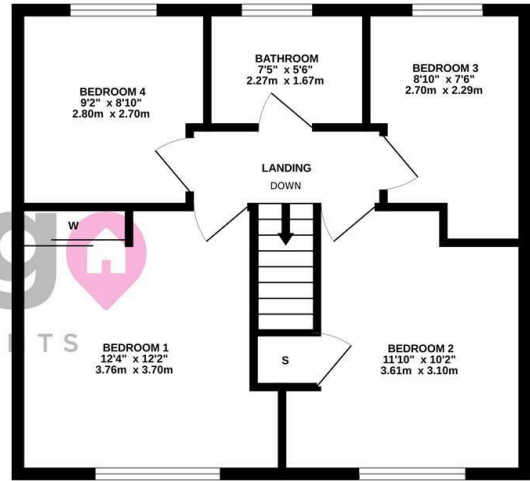
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - RECENTLY FITTED
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE COUNCIL
- NEW SOFFITS AND FACIAS
- FULLY BOARDED LOFT WITH WOODEN LADDER

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



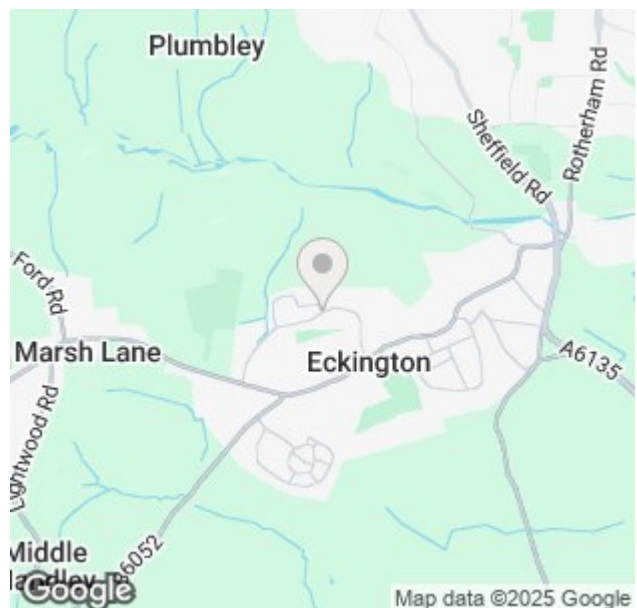
1ST FLOOR



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	77	83
(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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