

Marketing Preview



4 John Street, Eckington, Sheffield, S21 4DW

£175,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this deceptively spacious, three bedroom terraced property which has masses of potential. Offering two generous sized reception rooms, downstairs WC, off road parking and a generous sized garden. Within close proximity to shops, bus stops and schools. Ideal for first time buyers!

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this deceptively spacious, three bedroom terraced property which has masses of potential. Offering two generous sized reception rooms, downstairs WC, off road parking and a generous sized garden. Within close proximity to shops, bus stops and schools. Ideal for first time buyers!

Enter into the porch and a spacious hallway, with stairs rising to the first floor and doors leading to the lounge, which features dual-aspect windows, and the kitchen/diner, which provides access to the downstairs WC and rear porch. The rear porch opens to both the outhouse which is dry and useful storage and the rear garden.

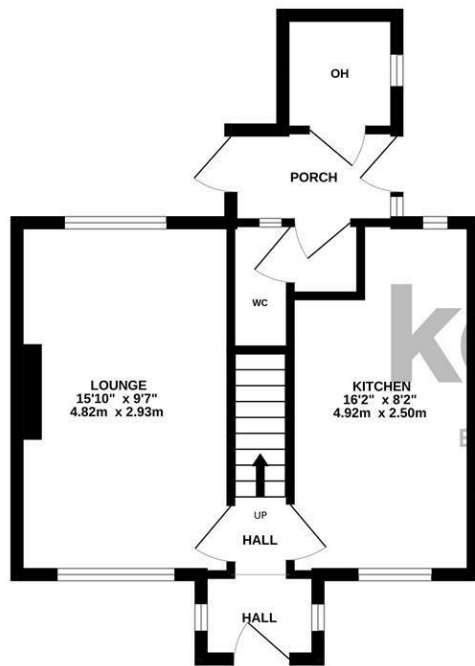
The first floor offers three generously sized bedrooms—two doubles and one single—along with a bathroom fitted with a bath, WC, and wash basin.

The property benefits from a driveway to the front and a rear lawn bordered by mature trees and hedging.

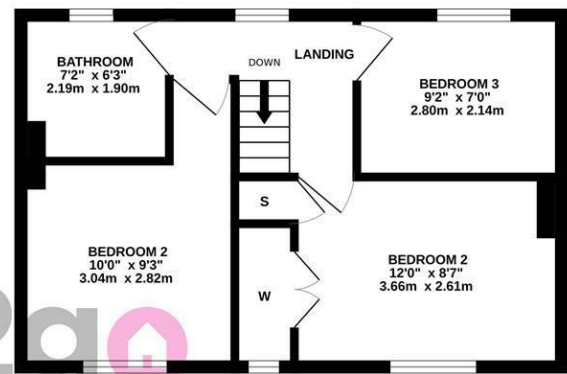
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- BACK BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL
- PROBATE GRANTED

GROUND FLOOR



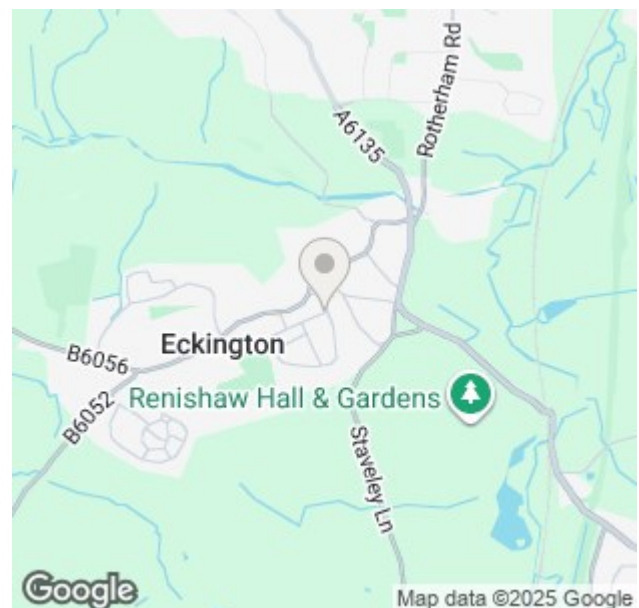
1ST FLOOR



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		70
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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