

Marketing Preview



42 Beech Crescent, Eckington, Sheffield, S21 4AQ

£190,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this large and deceptively spacious three bedroom semi-detached property which has been renovated to a high standard by the current owner. Being ready to move into and offering a high spec kitchen and bathroom. Close to schools and road links Chesterfield and Sheffield. Perfect for first time buyers or families alike!

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

SUMMARY

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HALLWAY

Enter via a composite door into the hallway with laminate flooring and a feature wallpapered wall. Spotlighting, radiator and a stair rise to the first floor. Door to the lounge.

LOUNGE 10'5" x 17'5"

A generous sized and bright double bedroom with a feature wallpapered wall and carpeted flooring. Two ceiling lights, radiator and window to the rear.

KITCHEN/DINER 7'4" x 19'4"

A side composite door into the stunning kitchen fitted with two tone shaker style wall and base units, solid wood worktops abdb tiled splash back. Sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated fridge/freezer.

STAIRS/LANDING

A stair rise to the first floor landing with spotlighting, an obscure glass window and access to the loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 10'7" x 9'10"

A double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM TWO 9'0" x 8'2"

A single bedroom with wallpapered walls, carpeted flooring and an over stairs storage cupboard.

BEDROOM THREE 7'6" x 11'1"

A single bedroom with a feature painted walls and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 7'6" x 9'7"

A stunning and spacious bathroom comprising of a bath with an overhead shower, vanity wash basin and low flush WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

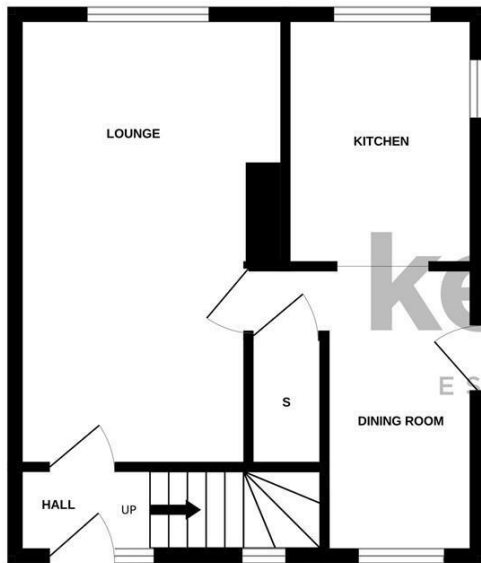
Having a garden path to the front and side doors via a secure gate. To the front is a lawn area and hedging.

To the rear of the property is a generous sized and enclosed garden with a patio area, lawn area and pebbled areas. Brick built outhouse, shed and fencing.

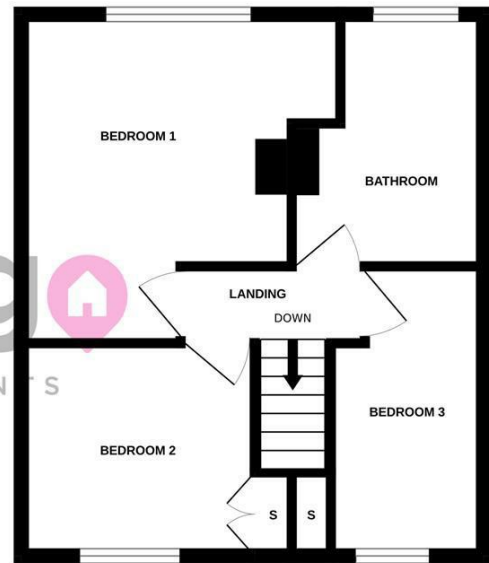
PROPERTY DETAILS

- FREEHOLD

GROUND FLOOR



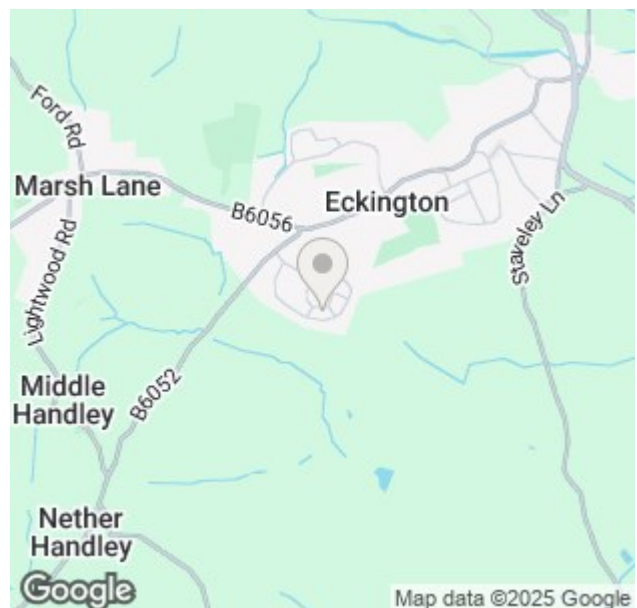
1ST FLOOR



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		
(55-68) D	63	69
(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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