

## Marketing Preview



**100 Castle Hill, Eckington, Sheffield, S21 4AY**

**£105,000**

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





CASH BUYERS ONLY DUE TO NON STANDARD CONSTRUCTION. CHAIN FREE!! A fantastic opportunity to purchase this well presented three bedroom semi-detached property which is situated in a popular residential area. Offering modern kitchen, off road parking and generous sized rear garden. Positioned close to great local amenities, schools and road links to Sheffield and Chesterfield.

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

## SUMMARY

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## HALLWAY

Enter through UPVC door into hallway with tiled flooring, radiator and under stairs storage cupboard. Stair rise to first floor landing and doors to lounge and kitchen/diner.

## LOUNGE 10'9" x 14'4"

A spacious lounge with carpet flooring and electric fireplace with surround. Ceiling light, radiator and window.

## KITCHEN/DINER 20'6" x 10'8"

A modern kitchen fitted with stylish wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Integrated oven, electric hob and extractor. Space for full height fridge/freezer. Ceiling light, radiator and tiled flooring. UPVC door to rear and opening into dining area.

## STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and window.

## BEDROOM ONE 10'9" x 14'0"

A good sized double bedroom with carpet flooring and painted walls. Ceiling light, radiator and two windows. Door to storage cupboard.

## BEDROOM TWO 8'9" x 13'9"

A second double bedroom with carpet flooring and painted walls. Ceiling light, radiator and window. Door to storage cupboard.

## BEDROOM THREE 7'8". x 9'0"

A smaller double bedroom with carpet flooring and painted walls. Ceiling light, radiator and window.

## BATHROOM 8'1" x 5'6"

Comprising of bath with plumbed in shower, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and flooring.

## OUTSIDE

To the front of the property is a low maintenance pebbled area and driveway for two cars leading to detached garage.

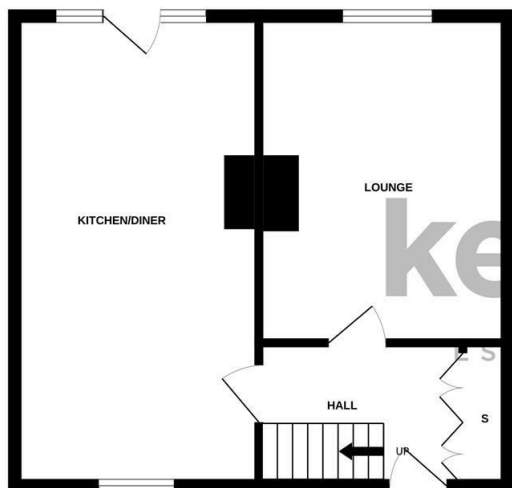
To the rear of the property is a enclosed generous sized rear garden patio area and steps leading to lawn. fencing to the boundary.

## PROPERTY DETAILS

- FREEHOLD



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

