

## Marketing Preview



**70 Queen Street, Eckington, Sheffield, S21 4FE**

**£170,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





CHAIN FREE! This stylish three-bedroom home is immaculately presented throughout and ready to move into, featuring a modern kitchen and bathroom. There are two reception rooms, along with useful cellar space, and a good-sized enclosed garden to the rear. Ideally positioned for village amenities and within walking distance of the bus terminal, it also offers good road links to Sheffield, Chesterfield and the M1. A perfect first time buyer home!

## SUMMARY

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Entrance into a cosy living area with a feature painted wall and carpeted flooring. A door leads through to the inner hallway with stairs rising to the first floor and further access into the kitchen diner. The spacious reception room features modern high gloss units, with doors leading to the cellar head, the WC and the back garden, along with a cupboard housing the boiler.

Stairs rise to the first-floor landing, where you will find a large double bedroom to the front and a single bedroom to the rear. The modern bathroom includes a bath and a separate shower cubicle.

Stairs rise to the second floor, leading to a large double bedroom with a dormer window to the rear.

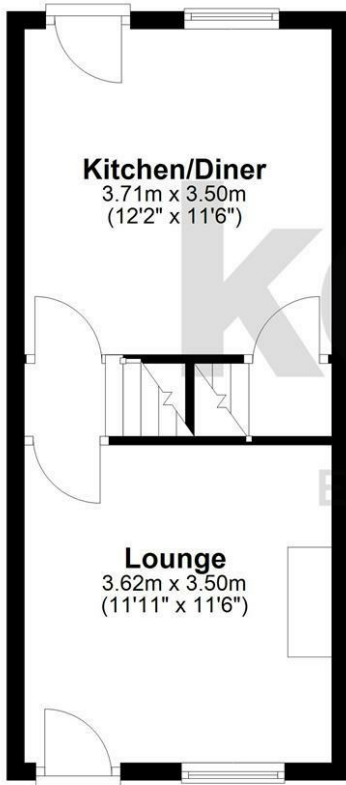
A shared alleyway gives access to Nos. 70 and 72, with a secure gate leading to the rear garden, which offers a patio, lawn and shrubbery.

## PROPERTY DETAILS

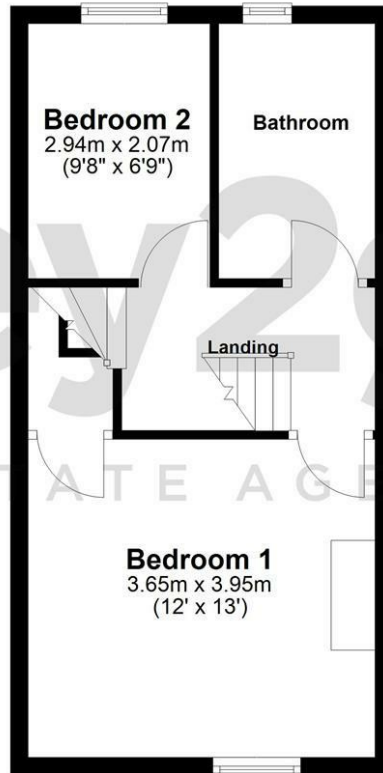
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

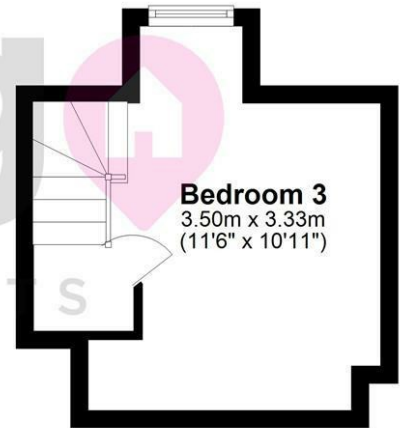
## Ground Floor



## First Floor



## Second Floor



### 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 59                      | 82        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

