



## Marketing Preview



**6 Ravencar Road, Eckington, Sheffield, S21 4JZ**  
**£270,000**

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



NO CHAIN! A unique opportunity to purchase this large three bedroom detached bungalow, offering excellent potential and situated on a sought after road. The property benefits from a generous reception room to the front, a good sized rear garden, ample off road parking and a garage. Conveniently located on a bus route.

## SUMMARY

NO CHAIN! A unique opportunity to purchase this large three bedroom detached bungalow, offering excellent potential and situated on a sought after road. The property benefits from a generous reception room to the front, a good sized rear garden, ample off road parking and a garage. Conveniently located on a bus route.

A spacious hallway provides access to a separate WC and the lounge/diner. The generous reception room features two bay windows to the front and a fireplace, with a door leading through to the kitchen. The kitchen is fitted with ample wall and base units and has a uPVC side door providing external access. An inner hallway offers loft access and houses the boiler. There are two large double bedrooms positioned to the rear, with the master benefiting from sliding doors opening onto the garden. A further single bedroom is located to the side of the property. The spacious shower room is ideal for disabled access and there is also a useful storage cupboard.

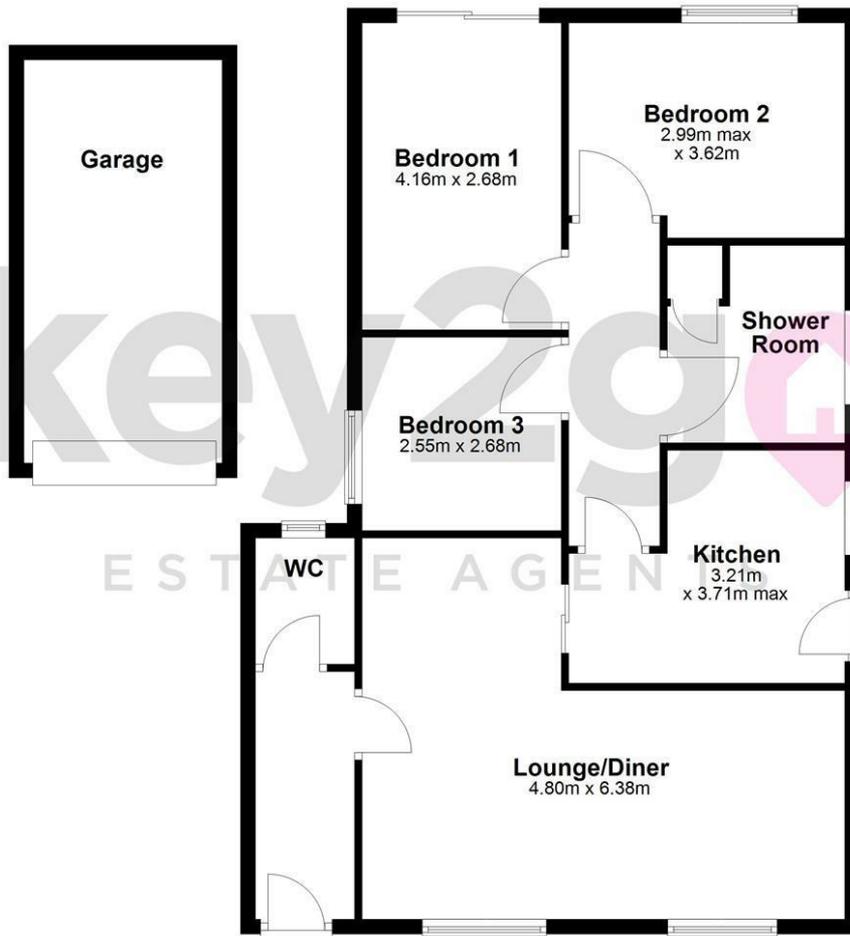
To the front of the property there is a wall boundary with a side driveway leading to a detached garage, providing ample off road parking. The front garden is mainly laid to lawn with shrubbery and a second side path giving access to the rear. The rear garden features a patio area, lawn, mature hedging and a garden shed. It offers plenty of potential to personalise and make your own.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

