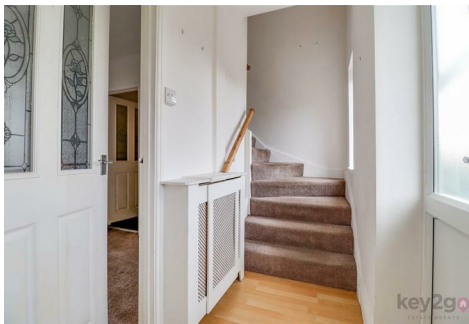




## Marketing Preview



**79 Ash Crescent, Eckington, Sheffield, S21 4AB**

**£175,000**

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



NO CHAIN. An ideal first time buyer home offering a fantastic blank canvas, ready to move straight into and make your own. Benefiting from off road parking and a sunny rear garden, the property is perfectly positioned close to Crystal Peaks, woodland walks and on a convenient bus route. With excellent road links to Chesterfield, Sheffield and the M1, and a choice of local schools nearby, this home is well suited to a range of buyers.

## SUMMARY

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A useful hallway welcomes you into the home, with stairs rising to the first floor and a door leading into the lounge. The lounge is a bright living space, featuring a characterful fireplace with a gas burner and a window to the rear. A further door leads through to the breakfast kitchen, which is fitted with ample wall and base units. Enjoying dual aspect windows, the space is filled with natural light, and there is also a door providing access to the side of the property.

Stairs rise to the first floor landing. To the rear is a double bedroom benefiting from two sets of fitted wardrobes, providing excellent storage. To the front are two single bedrooms, one with over-stairs storage and the other featuring over-stairs shelving, making both ideal as children's rooms, dressing rooms or home offices. The bathroom is positioned to the rear and includes a useful storage cupboard.

To the front of the property there is off road parking for one car, finished with low maintenance slate chippings and a gate providing access to the side. The rear garden features two patio areas, a lawn and established shrubbery, all enclosed by fencing.

## PROPERTY DETAILS

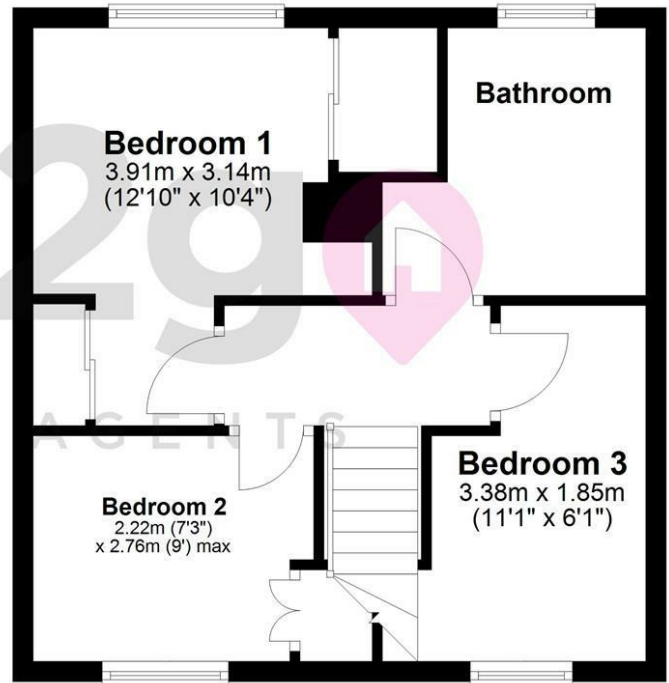
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBSYHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(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	

