



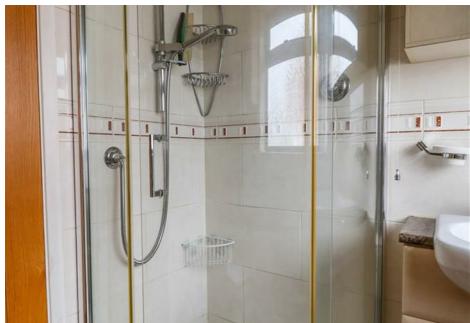
## Marketing Preview



**3 Martin Rise, Eckington, Sheffield, S21 4HH**

**£180,000**

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



**NO CHAIN!** This well-maintained two bedroom semi-detached bungalow is situated on a quiet road. The property benefits from ample off road parking, a detached garage with additional utility/workshop space, and a low maintenance enclosed garden. Ideally located close to a bus route and within easy reach of woodland walks.

## **SUMMARY**

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A side entrance leads into the hallway with a storage cupboard. The kitchen is positioned to the front and is fitted with ample wall and base units, integrated appliances and a cupboard housing the boiler. To the rear is a large lounge/diner with a front-facing window. There is a double bedroom to the rear with ample fitted wardrobes, a second bedroom currently used as an office, and a shower room fitted with a shower cubicle, wash basin and WC.

To the front of the property is a lawned area with a block paved driveway to the front and side, providing ample off road parking. There is access to a detached garage with an electric roller door and a workshop/utility room to the rear. The rear garden features a patio area, flower bed, pebbled sections and fencing to the boundaries.

## **PROPERTY DETAILS**

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

