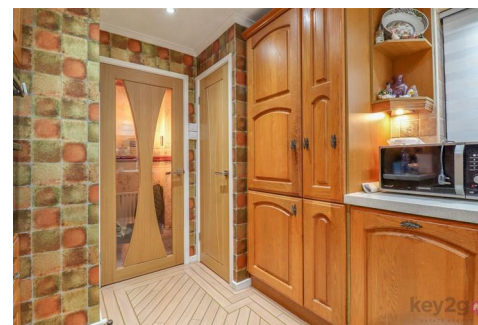


## Marketing Preview



**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

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.

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

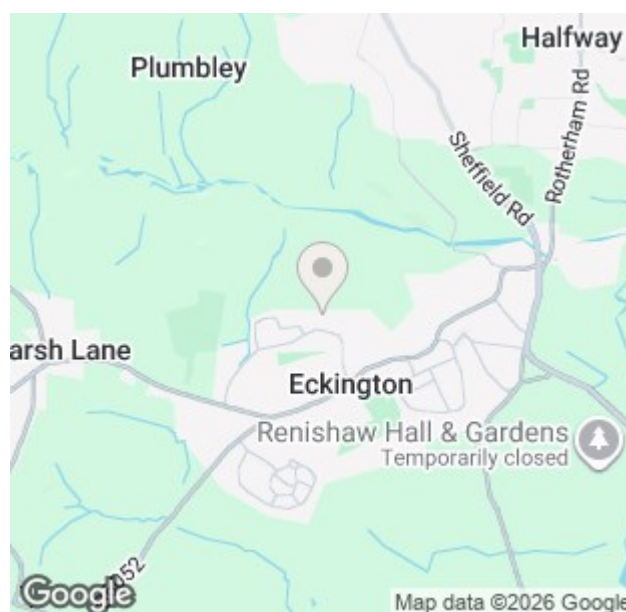
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## Energy Efficiency Rating

|  | Current                 | Potential   |
|--|-------------------------|---|
| <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 |  |



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: [sales@key2go.co.uk](mailto:sales@key2go.co.uk) <https://www.key2go.co.uk>