

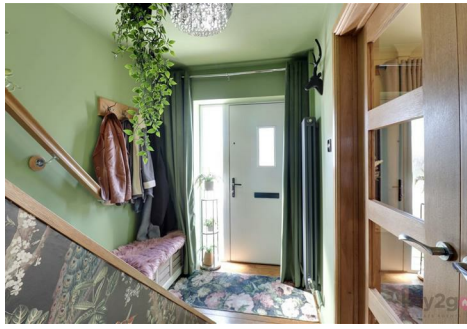
Marketing Preview



75 Ash Crescent, Eckington, Sheffield, S21 4AB

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



NO CHAIN! Beautifully presented throughout, this three-bedroom semi-detached property is situated in the sought-after area of Eckington. The property benefits from off-road parking and a stylish, modern kitchen diner complete with an island and granite worktops. To the rear is a private, enclosed, low-maintenance garden. Ideally located close to local schools, this home is perfect for first-time buyers, professional couples, or families. Viewing is highly advised.

SUMMARY

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The property opens into a welcoming and spacious hallway with a composite door, wood flooring, stairs rising to the first floor, and access to both the lounge and kitchen/diner. The lounge is accessed via double doors with glass panels and offers a spacious feel, complete with solid oak flooring, a feature brick media wall, and built-in shelving. The kitchen/diner is an open plan, modern and stylish space fitted with ample wall and base units, an island, and granite worktops, along with engineered wood flooring with underfloor heating, USB sockets, and cast iron radiators. It also benefits from a composite side door, double doors leading to the rear garden, and a large understairs storage cupboard, with space for a double oven, microwave, double fridge freezer, and dishwasher, all of which are negotiable.

Carpeted stairs with a handrail rise to the landing, which features a window, glass panel bannister, wood flooring, and access to the loft. The first bedroom is a double room with a feature wallpapered wall, wood flooring, a window, and spotlights. The second bedroom is also a double, presented in neutral décor with wood flooring, a painted feature wall, and a window. The third bedroom is a single room with built-in storage, wood flooring, and a window. The bathroom is modern and stylish, finished with neutral floor-to-ceiling tiling and comprising a walk-in shower unit with a glass sliding door, a sink, a freestanding bath, and two obscure windows.

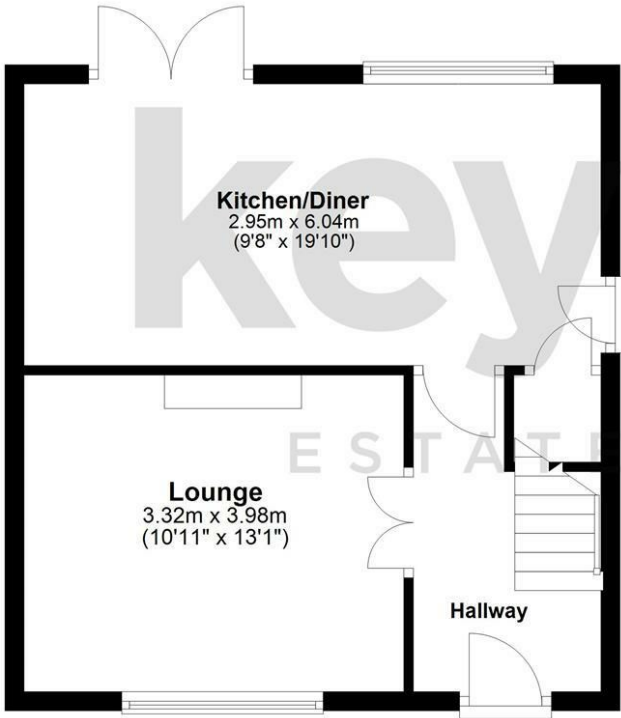
The front of the property is private and well presented, offering off-road parking for two cars and a gate to the side providing access to the side door and rear garden. The rear is a private, enclosed, low-maintenance garden of a good size, also well presented.

PROPERTY DETAILS

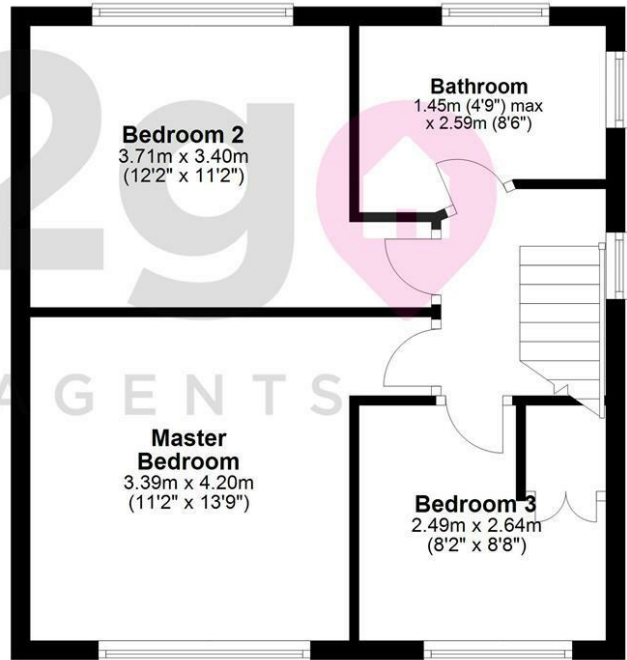
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 