

## Marketing Preview



**39 Springfield Close, Eckington, Sheffield, S21 4GS**

**£170,000**

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



CHAIN FREE! A fantastic opportunity to purchase this two double bedroom semi-detached property, situated on a quiet cul-de-sac. The property benefits from a conservatory, modern kitchen, and a stunning shower room, along with off-road parking and an enclosed rear garden. Ideally located close to local amenities and with excellent road links to the M1 Motorway and Sheffield City Centre, this home is perfect for first-time buyers!

## SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this two double bedroom semi-detached property, situated on a quiet cul-de-sac. The property benefits from a conservatory, modern kitchen, and a stunning shower room, along with off-road parking and an enclosed rear garden. Ideally located close to local amenities and with excellent road links to the M1 Motorway and Sheffield City Centre, this home is perfect for first-time buyers!

Entrance into a bright and spacious lounge featuring a focal fireplace, stairs rising to the first floor, and access through to the kitchen. The modern kitchen is fitted with a range of wall and base units, incorporating an oven, hob and extractor fan, integral fridge/freezer and with space for a washing machine and tumble dryer, along with a breakfast bar. A door leads through to the conservatory, providing an excellent additional living space, benefitting from a solid roof and double doors opening onto the rear garden.

Stairs rise to the first floor landing, providing access to two double bedrooms and the shower room. Bedroom one is a spacious double, benefitting from fitted wardrobes with sliding doors and a window overlooking the front. Bedroom two is also a double bedroom, with a window overlooking the rear. The shower room is modern and stylish, fitted with a wash basin, floating WC, and a walk-in shower cubicle, along with a cupboard housing the boiler.

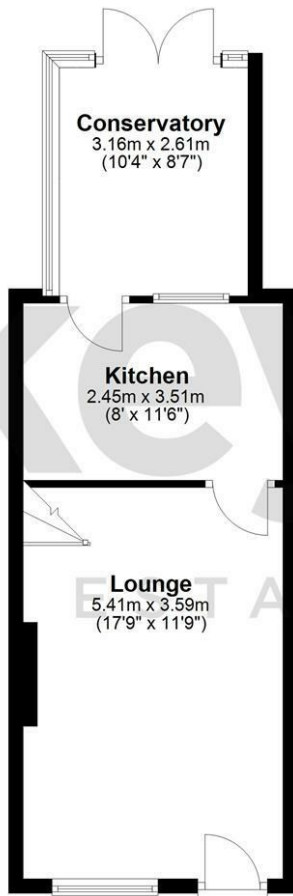
To the front of the property is a gated lawned area with a path leading to the front door and continuing down the side of the property to a gate providing access to the rear. The rear garden is enclosed and well presented, featuring a patio area with steps leading up to a lawn, all enclosed by fencing.

## PROPERTY DETAILS

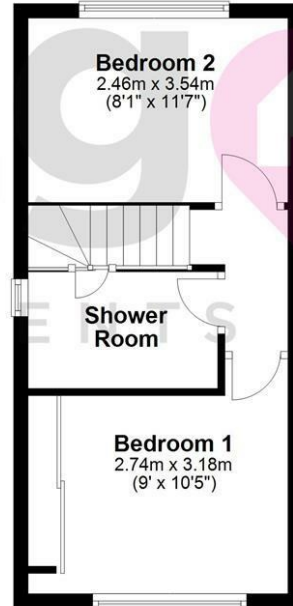
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Total area: approx. 64.2 sq. metres (691.1 sq. feet)

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	

