

Marketing Preview



18 Gosber Street, Eckington, Sheffield, S21 4DA

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this two double bedroom semi-detached property, which is ready to move into and perfect for first-time buyers or small families alike. The property offers a modern kitchen and shower room, enclosed garden, and off-road parking. Conveniently located close to amenities, schools, and road links to Sheffield, Chesterfield, and the M1 motorway.

SUMMARY

A fantastic opportunity to purchase this two double bedroom semi-detached property, which is ready to move into and perfect for first-time buyers or small families alike. The property offers a modern kitchen and shower room, enclosed garden, and off-road parking. Conveniently located close to amenities, schools, and road links to Sheffield, Chesterfield, and the M1 motorway.

Entrance into the hallway, which has stairs rising to the first floor and doors leading to the kitchen/diner and lounge. The lounge is bright and spacious with a feature fireplace and dual-aspect windows. The modern kitchen/diner is fitted with ample wall and base units, oven, hob, extractor fan, and space for a washing machine and full-height fridge/freezer. The kitchen opens to the lobby area, which has a storage cupboard and door leading to the rear.

Stairs rise to the first-floor landing with doors leading to the two bedrooms and shower room. Bedroom one is a double bedroom with a window to the front. Bedroom two is a double bedroom with a window to the rear. The modern shower room is fitted with a shower cubicle, wash basin, and W/C.

To the front of the property is a driveway providing off-road parking, a lawn area, and double gates leading to the rear garden. The rear garden is enclosed and features a patio area, lawn, and fencing to the boundaries.

PROPERTY DETAILS

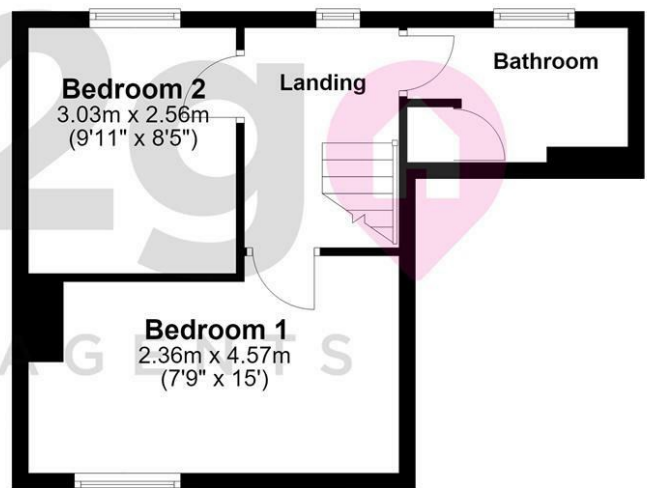
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - 18 MONTHS OLD
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Total area: approx. 77.9 sq. metres (838.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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 	



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