



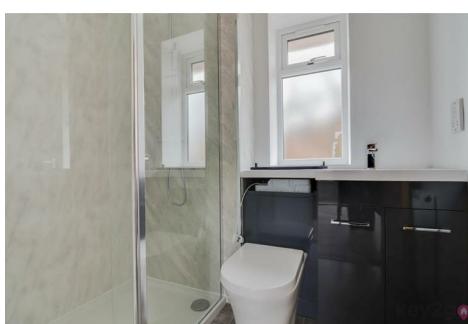
ESTATE AGENTS

Marketing Preview



93 Sitwell Street, Eckington, Sheffield, S21 4FQ
£290,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A unique opportunity to purchase this three bedroom semi-detached property, fully renovated to a high standard by the current owner. The property offers a master bedroom with walk-in wardrobe and en-suite, a downstairs WC and a modern kitchen/diner. Further benefits include a utility room and off-road parking for three cars. Conveniently located close to local amenities and with excellent road links to the M1 Motorway, Chesterfield and Sheffield. An ideal family home.

SUMMARY

A unique opportunity to purchase this three bedroom semi-detached property, fully renovated to a high standard by the current owner. The property offers a master bedroom with walk-in wardrobe and en-suite, a downstairs WC and a modern kitchen/diner. Further benefits include a utility room and off-road parking for three cars. Conveniently located close to local amenities and with excellent road links to the M1 Motorway, Chesterfield and Sheffield. An ideal family home.

Enter into the hallway with stairs rising to the first floor, two storage cupboards and doors to the lounge, kitchen/diner, downstairs WC and utility room. The lounge is bright and spacious with double doors to the rear. The kitchen/diner is generously sized and fitted with wall and base units, fridge/freezer, oven, hob, extractor fan and dishwasher, with double doors leading to the rear. The downstairs WC is fitted with a vanity unit with wash basin and WC. The utility room has a worktop, base unit and space for a washing machine/tumble dryer.

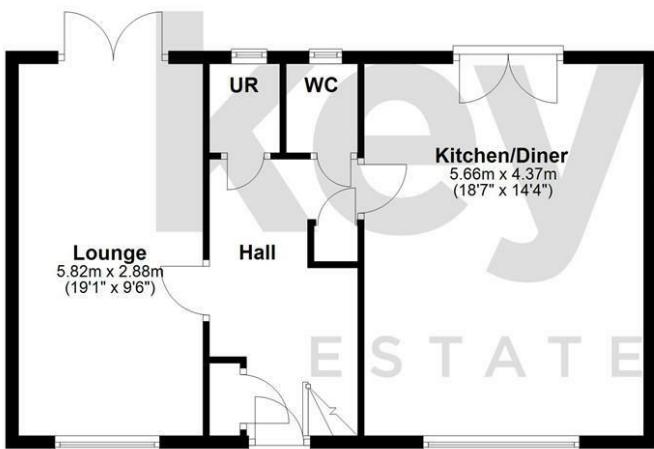
Stairs rise to the first floor landing with doors to the three bedrooms and the family bathroom. Bedroom one is a large double bedroom with access to a dressing room/walk-in wardrobe and a further door to the en-suite, which comprises a shower cubicle, wash basin and WC. Bedroom two is also a double bedroom and benefits from an over-stairs storage cupboard. Bedroom three is a single/small double bedroom. The family bathroom is fitted with a bath, wash basin and WC.

PROPERTY DETAILS

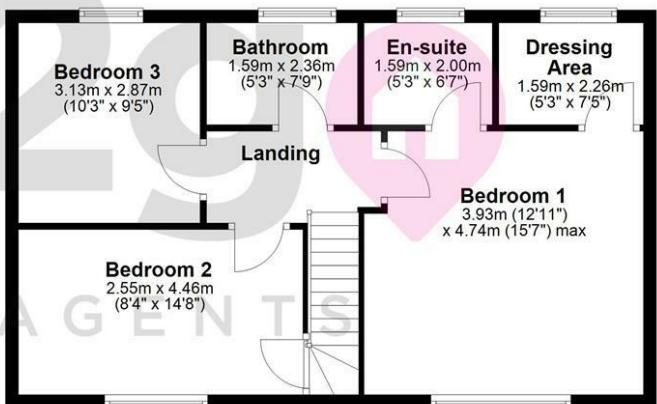
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL
- PENDING APPROVAL

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

