



Marketing Preview



6 Henry Street, Eckington, Sheffield, S21 4DF

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



An excellent opportunity to acquire this modern and deceptively spacious two-bedroom home, enhanced by a versatile occasional attic room. The property benefits from a stylish, well-appointed kitchen and off-road parking to the rear. Ideally situated within a popular residential area, the home is well placed for a range of local amenities and convenient bus routes, making it perfectly suited to everyday living. Offering both comfort and practicality, this property is an ideal purchase for first-time buyers or investors alike.

SUMMARY

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To the ground floor, the property offers a bright and welcoming lounge to the front, while to the rear is a modern, well-appointed kitchen. From here, there is access to the cellar head, providing useful additional storage. A rear porch area leads to the outside of the property and gives access to the ground floor shower room.

Stairs rise to the first-floor landing, providing access to two generously sized double bedrooms. A further staircase leads to the occasional attic room, offering a versatile space ideal for a home office, hobby room, or additional storage.

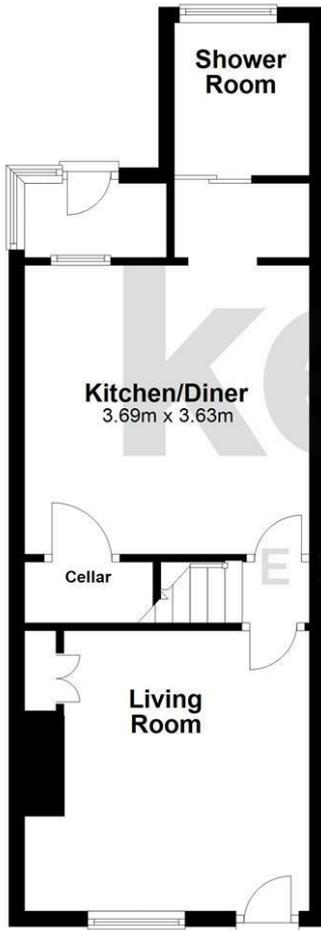
To the rear of the property is an outdoor seating area, ideal for relaxing or entertaining, along with access to a designated off-road parking space.

PROPERTY DETAILS

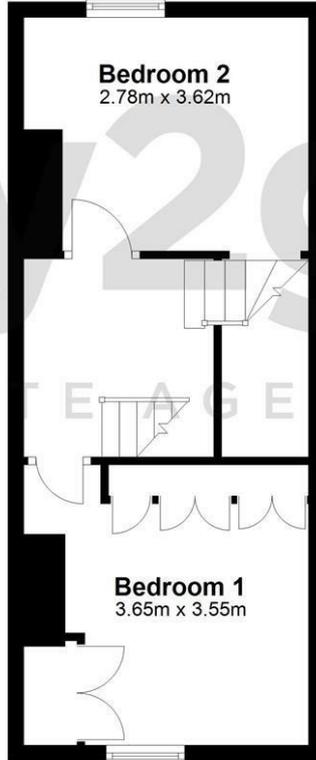
- FREEHOLD
- NORTH EAST DERBYSHIRE DISTRICT COUNCIL
- COUNCIL TAX BAND - A
- SHARED ACCESS TO REAR TO PARKING SPACE BETWEEN FOUR PROPERTIES
- THE PROPERTY HAS UNDERGONE A FULL ELECTRICAL REWIRE

PLEASE SEE FLOORPLAN FOR MEASUREMENTS

Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

