

Marketing Preview



4 Green Chase, Eckington, Sheffield, S21 4GY

£235,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £240,000 - £250,000 **** A fantastic opportunity to purchase this three bedroom detached property which is situated in a quiet cul de sac in a popular area. Having off road parking for three cars and a private, enclosed rear garden. Close to amenities, and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

SUMMARY

**** GUIDE PRICE £240,000 - £250,000 **** A fantastic opportunity to purchase this three bedroom detached property which is situated in a quiet cul de sac in a popular area. Having off road parking for three cars and a private, enclosed rear garden. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

HALLWAY

Enter via uPVC door into the hallway with vinyl flooring, spotlighting and a radiator. Storage cupboard, stair rise to the first floor and door to the lounge.

LOUNGE/DINER 10'6" x 18'6"

An open, spacious and generous sized reception room with carpeted flooring and an electric fireplace. Two ceiling lights, two radiators and bay window. Space for a dining table and double doors to the rear.

KITCHEN 7'0" x 14'2"

A stylish kitchen fitted with ample wall and base units and contrasting worktops. Space for a full height fridge/freezer and washing machine. Oven, gas hob and extractor fan. Ceiling light, vinyl flooring and window. Door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with spotlighting, window and access to the loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 8'8" x 14'8"

A spacious double bedroom with carpeted flooring. Ceiling light, radiator and window.

BEDROOM TWO 8'8" x 9'7"

A second double bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

BEDROOM THREE 6'0" x 9'8"

A single bedroom with carpeted flooring. Ceiling light, radiator and window.

BATHROOM 9'3" x 6'5"

Comprising of a bath with an overhead and handheld shower, sink and WC unit with storage. Spotlighting and obscure glass window. Neutral decor, tiled walls and vinyl flooring.

OUTSIDE

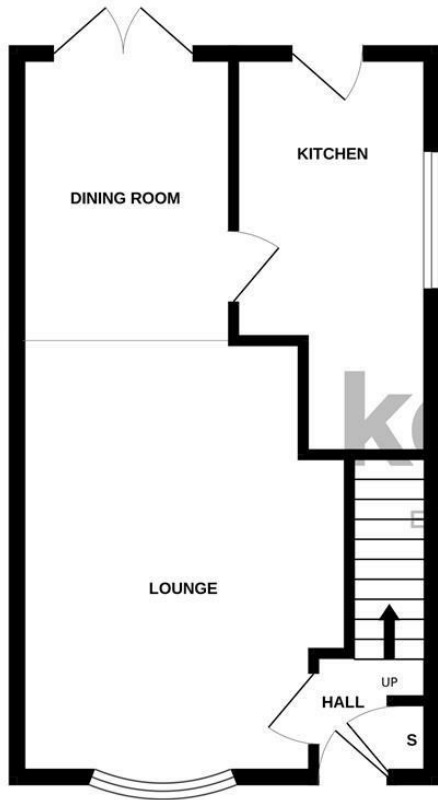
To the front of the property is a well presented garden with a lawn, path and off road parking for three cars.

To the rear of the property is a private, enclosed and low maintenance garden with a lawn area and patio.

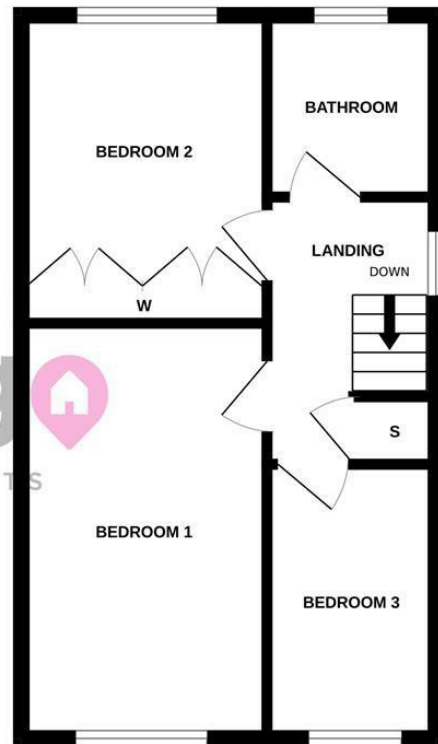
PROPERTY DETAILS

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

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	65	
(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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