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ESTATE AGENTS

Marketing Preview















24 Hazel Road, Eckington, Sheffield, S21 4DE

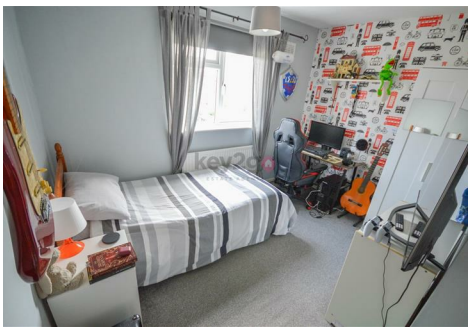
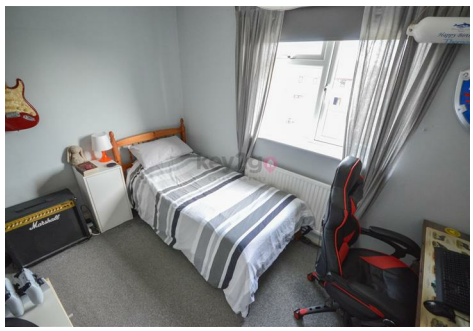
£220,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2
















A fantastic opportunity to purchase this three bedroom, semi-detached property. Offering a conservatory and alarm system. Also having off road parking for two cars, outbuilding with power and large garden. Close to local amenities, good road links to Sheffield and Chesterfield. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this three bedroom, semi-detached property. Offering a conservatory and alarm system. Also having off road parking for two cars, outbuilding with power and large garden. Close to local amenities, good road links to Sheffield and Chesterfield. Perfect for first time buyers or families alike!

HALLWAY

Comprising of carpeted flooring, neutral decor and boiler. Ceiling light, radiator and coat rack.

LOUNGE 16'7" x 11'2"

A spacious reception room with neutral decor, carpeted flooring and an electric fire with a feature wallpapered wall. Ceiling light, USB sockets and bay window.

KITCHEN 19'11" x 9'7"

Having ample wall and base units, worktops and tiled splash backs. Space for a double fridge/freezer, dishwasher and washing machine. Oven and extractor fan. Sink with a drainer and mixer tap. Ceiling light, radiator and thermostat for Hive. Neutral decor, tiled flooring and double doors to the conservatory.

CONSERVATORY 10'11" x 11'5"

A spacious extra living space with light green decor and neutral vinyl flooring. Ceiling light and double doors to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and handrail. Access to insulated loft boarded with loft ladder, storage cupboard and doors to the three bedrooms, bathroom and WC.

BEDROOM ONE 13'7" x 11'2"

A double bedroom with carpeted flooring and neutral decor. Built in wardrobe and storage cupboard. Ceiling light, radiator, USB sockets and window to the front.

BEDROOM TWO 11'3" x 9'9"

A second double bedroom with carpeted flooring and grey decor. Ceiling light, radiator, USB sockets and window to the rear.

BEDROOM THREE 8'9" x 8'3"

A third single bedroom with carpeted flooring and neutral decor. Built in storage cupboard and USB sockets. Ceiling light, radiator and window to the front.

BATHROOM 5'5" x 4'9"

Comprising of a pedestal sink and a bath with an electric shower and sliding shower screen. Ceiling light, vertical style radiator and obscure glass window. Floor to ceiling tiles, tiled flooring and extractor fan.

WC 2'7" x 4'9"

Having a WC, ceiling light, radiator and obscure glass window.

OUTSIDE

To the front of the property is a driveway with off road parking for two cars.

To the rear of the property is a large garden with a lawn area, decked area and patio area. Also having outbuilding with power and a large shed. Outside Tap and Electric point.

CABIN 24 x 12

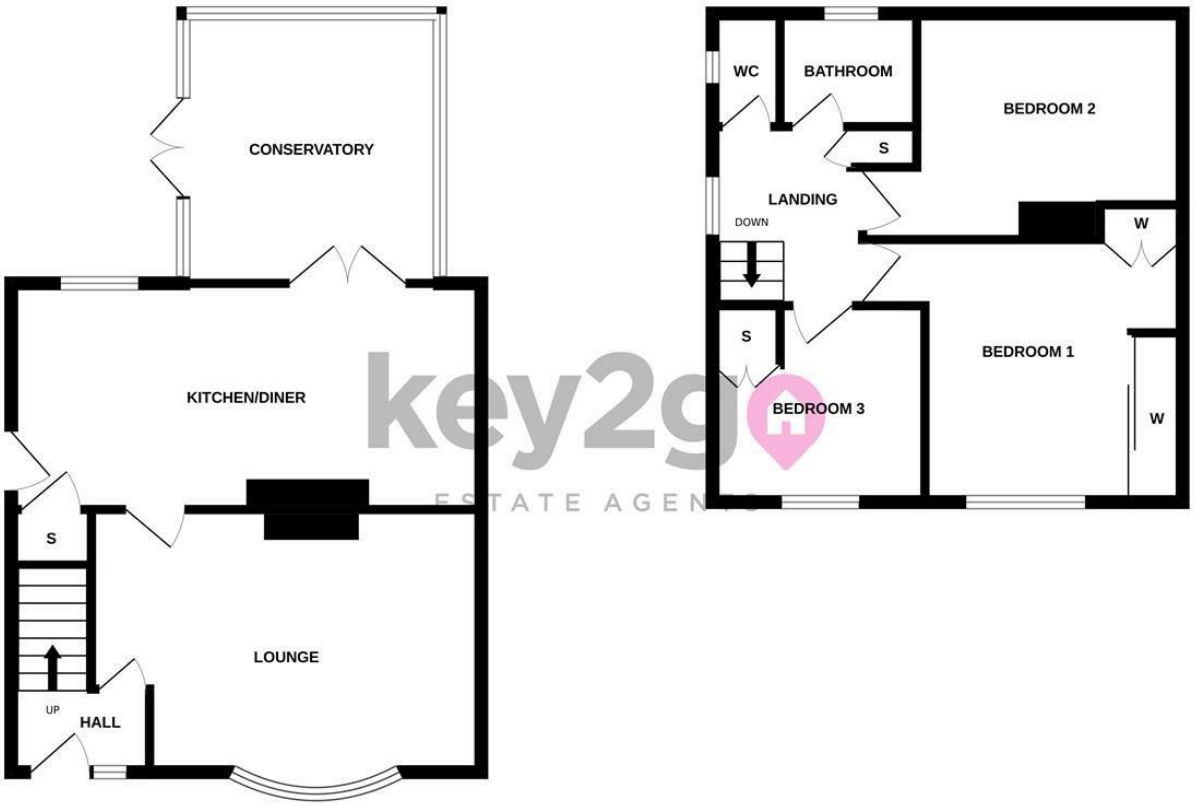
Being waterproof and damp proof, fully insulated with full electrics. Also with its own separate fuse box and water pipe in place to connect to the house. The door on the left leads to a separate room from the main side which is accessible via the door on the right.

PROPERTY DETAILS

- FREEHOLD
- WORKING HOUSE ALARM WHICH HAS A YEARLY SERVICE
- HICE CAMERAS TO FRONT AND BACK
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

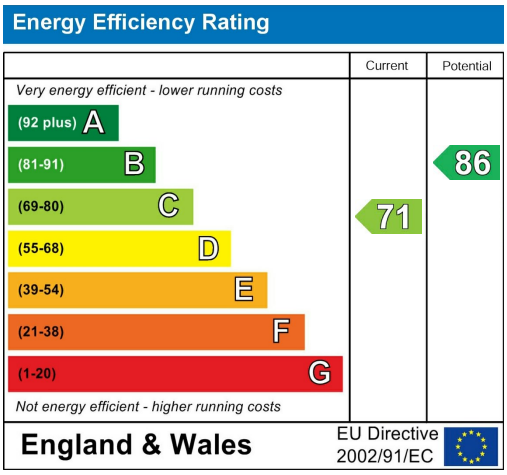
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk