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ESTATE AGENTS

Marketing Preview













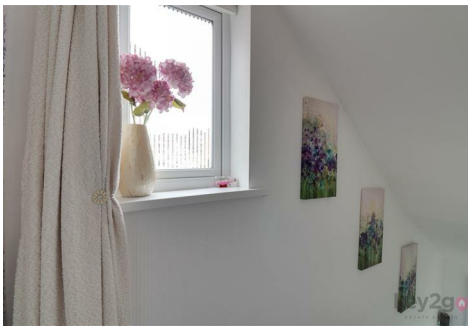


45 Darcy Road, Eckington, Sheffield, S21 4BN

£177,500

Bedrooms 2, Bathrooms 1, Reception Rooms 1












A fantastic opportunity to purchase this beautifully presented and ready-to-move-into two double-bedroom semi-detached property, situated on a quiet road in a popular area. Offering a modern kitchen and bathroom, generously sized lounge, double driveway and a large easily and well-maintained rear garden. Ideally located close to a range of local amenities and excellent road links to Sheffield, Chesterfield and the M1 motorway. Perfect for first-time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this beautifully presented and ready-to-move-into two double-bedroom semi-detached property, situated on a quiet road in a popular area. Offering a modern kitchen and bathroom, generously sized lounge, double driveway and a large easily and well-maintained rear garden. Ideally located close to a range of local amenities and excellent road links to Sheffield, Chesterfield and the M1 motorway. Perfect for first-time buyers or families alike!

Enter into the hallway, which has a storage cupboard, stairs rising to the first floor and doors leading to the kitchen and lounge. The lounge is generously sized and bright, with a window to the front and french doors leading to the rear. The modern kitchen is fitted with a range of wall and base units, granite worktops, oven, ceramic hob and extractor fan, along with a storage cupboard and door leading to the rear.

Stairs rise to the first-floor landing, which has a window, storage cupboard and doors leading to the two bedrooms and bathroom. Bedroom one is a large double bedroom with a window to the front and an overstairs storage cupboard. Bedroom two is a double bedroom with a window to the rear. The bathroom is generously sized and fitted with a WC, wash basin and bath with an overhead shower.

To the front of the property is a double driveway with a path leading to the front door and side gate providing access to the rear. The rear garden is enclosed, low maintenance and beautifully presented, featuring a patio area with a moongate leading to the lawn area, which has a selection of plants and shrubs and an outhouse with its own power supply and fuse box.

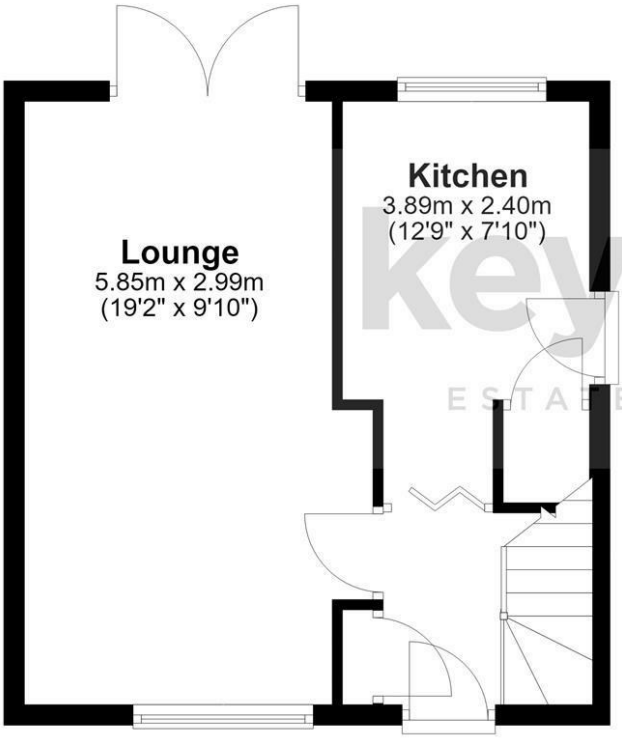
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- NEW ROOF IN 2025 - BIRD GUARDS AROUND THE SOLAR PANELS
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL
- CAVITY WALL INSULATION

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

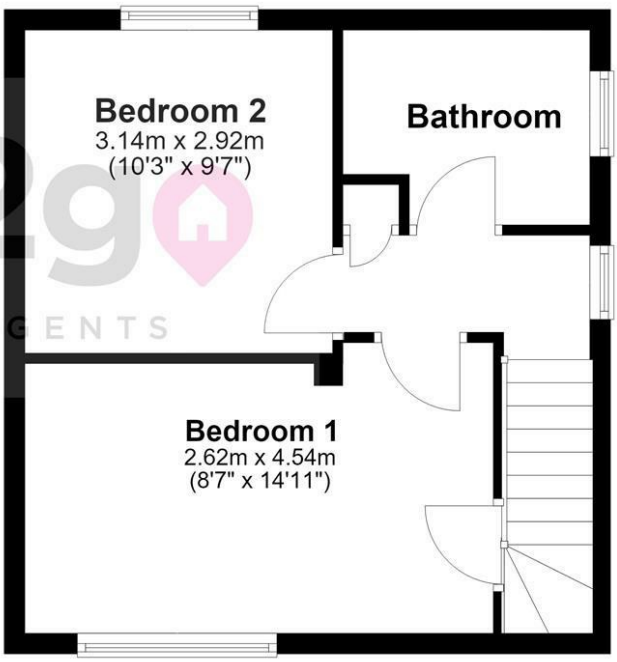
Ground Floor

Approx. 32.2 sq. metres (346.1 sq. feet)

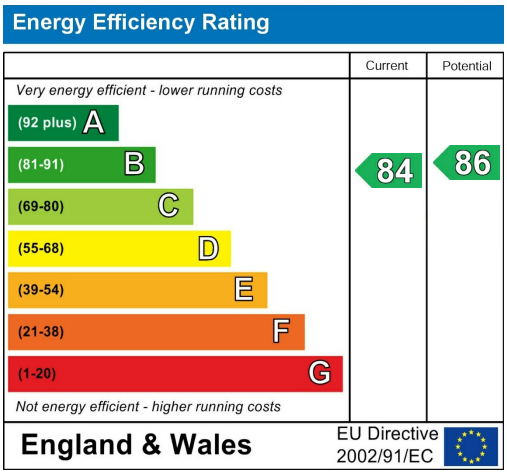


First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 sq. feet)





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