

Marketing Preview



3 Hayfield View, Eckington, Sheffield, S21 4GU

£310,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



A fantastic opportunity to purchase this four bedroom detached property which is situated in a popular area. Offering a modern kitchen with a utility area, a lounge/diner and a bathroom, shower room and downstairs WC. Also having an enclosed rear garden, off road parking and a garage. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

SUMMARY

A fantastic opportunity to purchase this four bedroom detached property which is situated in a popular area. Offering a modern kitchen with a utility area, a lounge/diner and a bathroom, shower room and downstairs WC. Also having an enclosed rear garden, off road parking and a garage. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

LOUNGE 10'6" x 28'5"

A generous sized reception room with painted walls, carpeted flooring and a fireplace. Two ceiling lights, radiator and window to the front. Double doors to the rear.

KITCHEN 14'2" x 13'4"

A modern kitchen fitted with wall and base units, quartz worktops and up stands. Oven, ceramic hob and extractor fan. One and a half sunk in sink with a mixer tap. Space for a full height fridge/freezer. Ceiling light, open to the utility area and double doors to the garden.

To the utility area is wall and base units, worktops and laminate flooring. Ceiling light, radiator and window. Space for a washing machine and tumble dryer.

DOWNSTAIRS WC

Comprising of a WC, pedestal sink, wood effect flooring and painted walls.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with painted walls and doors to the four bedrooms, shower room and bathroom.

BEDROOM ONE 8'6" x 12'4"

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

BEDROOM TWO 8'5" x 10'11"

A second double bedroom with carpeted flooring and painted walls. Ceiling light, radiator and window.

BEDROOM THREE 7'2" x 11'3"

A third bedroom with carpeted flooring and painted walls. Ceiling light, radiator and window.

BEDROOM FOUR 6'1" x 8'3"

A fourth bedroom with carpeted flooring and painted walls. Ceiling light, radiator and window.

SHOWER ROOM 5'8" x 5'8"

A shower cubicle, WC and sink with storage. Ladder style radiator, window and vinyl flooring.

BATHROOM 6'0" x 6'6"

Comprising of a bath, pedestal sink and WC. Tiled walls, vinyl flooring and a window.

OUTSIDE

To the front of the property is a driveway, lawn area and access to the garage, Plants, shrubbery and path to the front door.

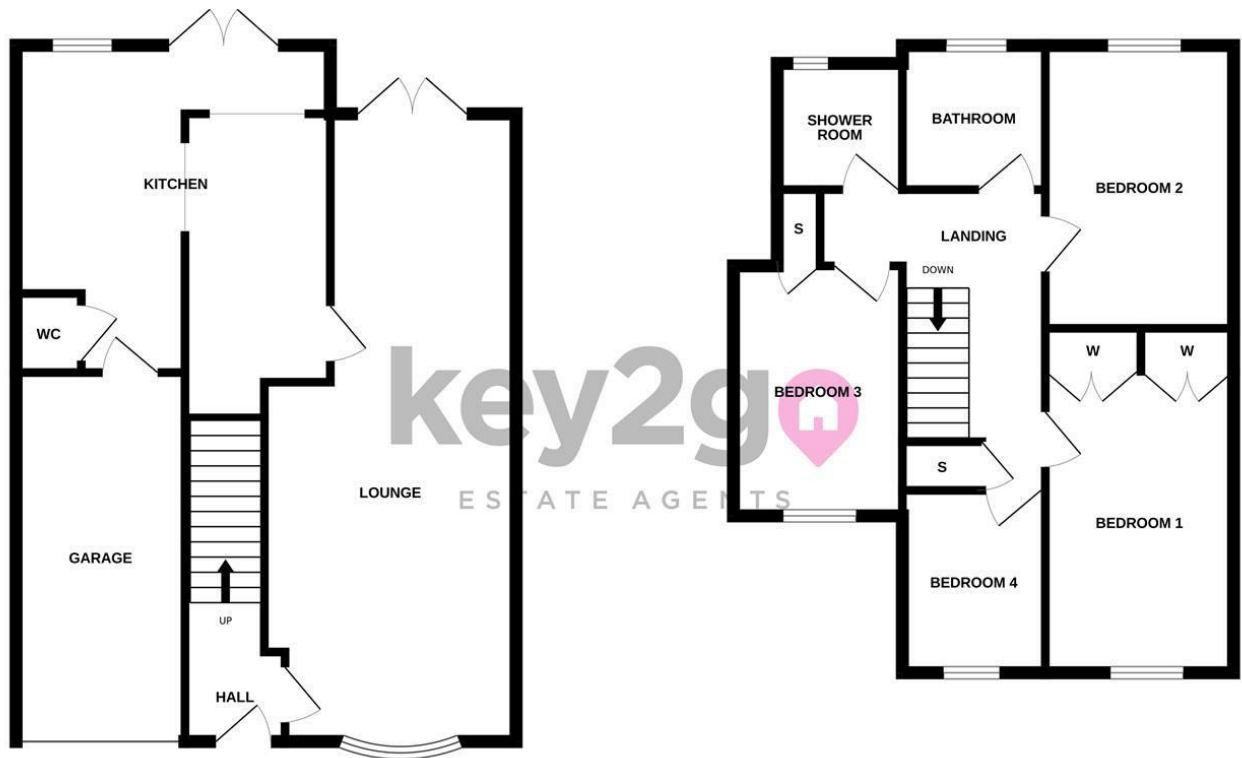
To the rear of the property is a enclosed garden with a decked area, lawn area and pebbled area. Plants and shrubbery.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL


GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

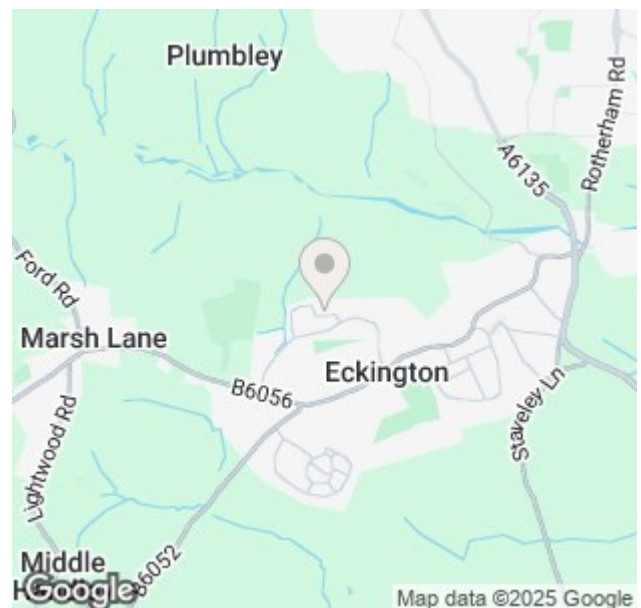
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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		84
(81-91) B		
(69-80) C		
(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	



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