

Marketing Preview



2 Martin Court, Eckington, Sheffield, S21 4HJ

£100,000

Bedrooms 1, Bathrooms 1, Reception Rooms 1



CASH ONLY DUE TO SHORT LEASE! A fantastic opportunity for an investor or buyer looking to downsize. This modern, ready to move into one double bedroom first floor flat benefits from a driveway and a sizeable private garden. Situated on a quiet road, with Crystal Peaks and woodland walks right on the doorstep.

SUMMARY

CASH ONLY DUE TO SHORT LEASE! A fantastic opportunity for an investor or buyer looking to downsize. This modern, ready to move into one double bedroom first floor flat benefits from a driveway and a sizeable private garden. Situated on a quiet road, with Crystal Peaks and woodland walks right on the doorstep.

A uPVC door leads into the porch, providing a private entrance. Stairs rise to the first floor flat.

A door leads into a bright living area with space for a small dining table and a window to the front. The room is neutrally decorated and immaculately presented. A door opens into the kitchen, which offers plenty of unit space and a useful storage cupboard. There is access to the double bedroom, which is bright and spacious with open views to the rear. A door from the bedroom leads into the bathroom, which is fitted with a bath.

The property benefits from an allocated parking space and a gateway leading to a private garden. The garden is mainly laid to lawn and includes a summer house/shed, with hedging providing added privacy. Please note, the neighbouring property has a right of access across the garden to their property.

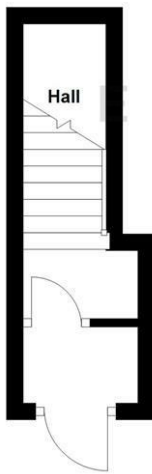
PROPERTY DETAILS

- LEASEHOLD, 50 YEARS REMAINING, £25PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

key2go
STATE AGENT

Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

