

## Marketing Preview



**11 Pevelil Road, Eckington, Sheffield, S21 4EW**

**£160,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE! \*\*\*GUIDE PRICE £160,000-£165,000\*\*\* A fantastic opportunity to purchase this three bedroom end of terrace property, situated in a popular area. Offering a modern kitchen, useful cellar space and an enclosed rear garden. Ideally located close to local amenities and with excellent road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or investors!

## SUMMARY

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Enter into the generously sized lounge, with a door leading through to the inner hallway. The inner hallway has stairs rising to the first floor and access to the kitchen/diner. The modern kitchen/diner is fitted with wall and base units, a breakfast bar, oven, hob and extractor fan, along with space for a dishwasher, washing machine and tumble dryer. The combi boiler is also located here. There is a door to the rear garden and a further door leading down to the cellar, which provides ample storage space.

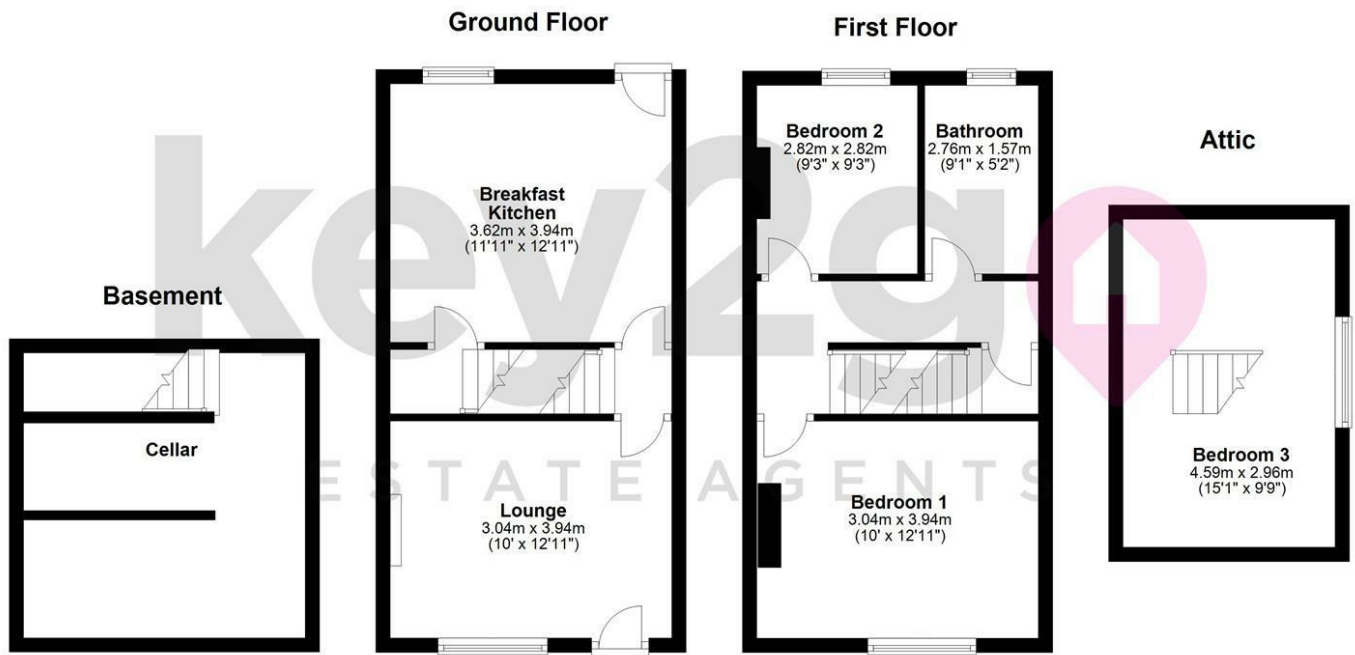
Stairs rise to the first floor landing with doors to two bedrooms, the bathroom and access to the attic bedroom. The main bedroom is a generously sized double featuring a fireplace and a window overlooking the front. The second bedroom is a single room with useful feature holes in the wall and a window to the rear. The bathroom is fitted with a bath with handheld shower attachment, wash basin and WC.

A path runs down the side of the property leading to the rear garden, which features a decking area with steps down to a pebbled section, along with a shed and flower bed.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

