

## Marketing Preview



**65 Darcy Road, Eckington, Sheffield, S21 4BN**

**£165,000**

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





An excellent opportunity for first-time buyers, this well-presented two double-bedroom terraced home offers a stunning newly fitted kitchen and stylish bathroom, a low-maintenance rear garden with useful outhouses, and deceptively spacious accommodation throughout. Ideally situated close to village amenities and a wide selection of local schools, with convenient road links to both Sheffield and Chesterfield!

## SUMMARY

An excellent opportunity for first-time buyers, this well-presented two double-bedroom terraced home offers a stunning newly fitted kitchen and stylish bathroom, a low-maintenance rear garden with useful outhouses, and deceptively spacious accommodation throughout. Ideally situated close to village amenities and a wide selection of local schools, with convenient road links to both Sheffield and Chesterfield!

Step into the hallway, which features a meter cupboard, staircase, and useful under-stairs storage. A door leads through to the spacious lounge/diner with dual-aspect windows, while the stunning newly fitted kitchen offers integrated appliances—including a wine cooler—and a UPVC door opening out to the rear garden.

Landing with access to a large master bedroom featuring over-stairs storage. Second double bedroom to the rear of the house with a boiler cupboard and additional storage cupboard. Newly fitted bathroom with bath and overhead shower, vanity unit with wash basin, and close-coupled WC.

having a lawn to the front with a garden path. The rear features a patio area, flower beds, brick-built outhouses, and a pathway giving access to the front.

## 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

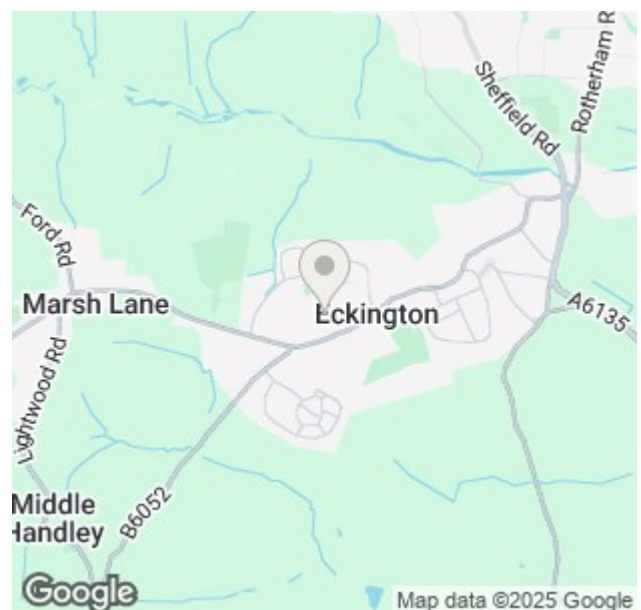
## Ground Floor

Approx. 5.5 sq. metres (59.2 sq. feet)



Total area: approx. 37.5 sq. metres (404.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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