

Marketing Preview



34 Tivey Road, Eckington, Sheffield, S21 4LG

£325,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this four double bedroom semi-detached property which was built in 2021 and is situated over three floors. Offering two bathrooms, a downstairs WC and off road parking and a garage. Being spacious and beautifully presented throughout, this property is not one to miss! Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

SUMMARY

A fantastic opportunity to purchase this four double bedroom semi-detached property which was built in 2021 and is situated over three floors. Offering two bathrooms, a downstairs WC and off road parking and a garage. Being spacious and beautifully presented throughout, this property is not one to miss! Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

HALLWAY

Enter via composite door into the warm, welcoming and spacious hallway with tiled flooring, a ceiling light and radiator. Under stairs storage cupboard and doors to the downstairs WC, kitchen/diner and lounge.

DOWNSTAIRS WC 3'0" x 6'6"

Comprising of a close coupled WC and sink. Spotlighting and radiator. Neutral decor and tiled flooring.

KITCHEN/DINER 8'10" x 20'5"

A modern, stylish and open plan kitchen/diner with ample wall and base units, contrasting worktops and tiled flooring. Integrated oven and induction hob. Integrated fridge, freezer, washing machine and dishwasher. Spotlighting, under counter lighting and window.

LOUNGE 15'9" x 13'9"

A spacious reception room with LVT flooring. Two ceiling lights, two radiators and double doors to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and cupboard housing the hot water storage tank. Doors to the bathroom, bedroom three and bedroom four.

A second carpeted stair rise to the second floor landing with a ceiling light and radiator. Access to the loft, storage cupboard housing the boiler and doors to bedrooms one and two.

BEDROOM THREE 15'11" x 9'3"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and two windows.

BEDROOM FOUR 15'11" x 11'1"

A second spacious and double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and two windows.

BATHROOM 8'7" x 7'6"

A modern, spacious and stylish bathroom having a bath with a shower, sink and WC. Radiator and extractor fan. Tiled walls and tiled flooring.

BEDROOM ONE 15'11" x 11'11"

A spacious double bedroom with fitted wardrobes. Ceiling light, radiator and two windows. Door to the ensuite.

ENSUITE 8'9" x 4'2"

A good sized, modern and stylish ensuite having a large walk in shower with an overhead and handheld shower, close coupled WC and sink. Radiator and extractor fan. Tiled walls and tiled flooring.

BEDROOM TWO 15'11" x 11'10"

A spacious double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and two windows.

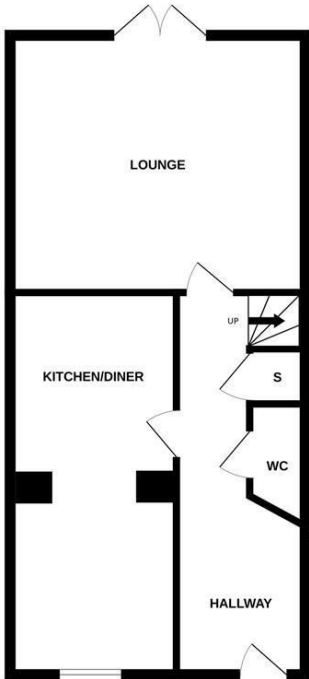
OUTSIDE

To the rear of the property is a private, generous sized and enclosed garden which is low maintenance with an artificial grass area, patio area and access to the garage.

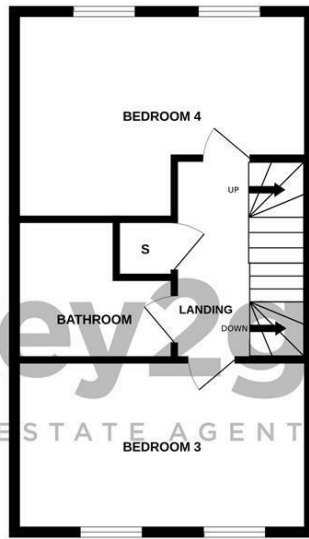
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- LOGIC HEAT CONDENSING BOILER
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

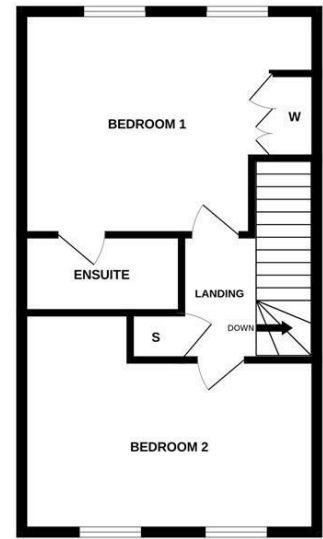
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

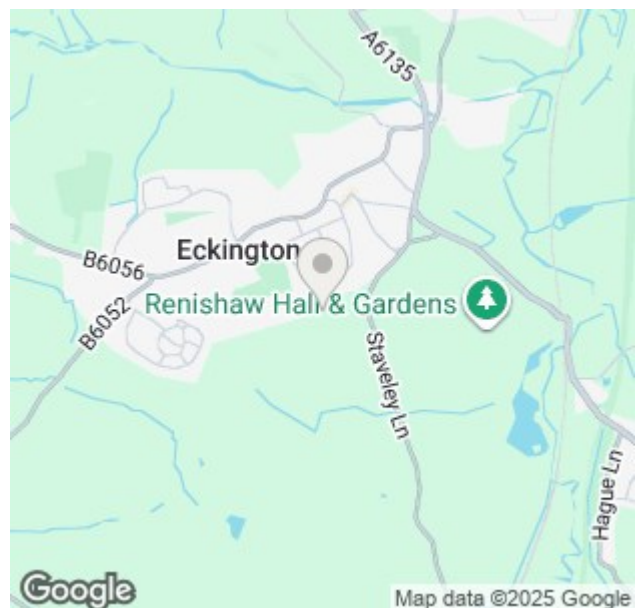


TOTAL FLOOR AREA : 1422 sq.ft. (132.1 sq.m.) approx.

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		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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