

Marketing Preview



49 Springfield Close, Eckington, Sheffield, S21 4GS

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



GUIDE PRICE £160,000-£170,000 Call our sales team to arrange your viewing on this well presented two double bedroomed end terrace property situated in a popular residential area. Benefitting from modern kitchen and bathroom/ Also having off road parking, garage and generous sized rear garden. Positioned close to fantastic road links to Sheffield, Chesterfield and the M1 Motorway! Ideal for a first time buyers!

SUMMARY

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LOUNGE 14'6" x 11'7"

A spacious lounge with carpet flooring and neutral decor. Ceiling light, radiator and window. Stair rise to first floor landing and opening to kitchen.

KITCHEN 11'6" x 8'3"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Integrated oven, gas hob and extractor fan. Space for washing machine and full height fridge/freezer. Ceiling light, radiator and window. Vinyl flooring, access to rear garden and door to large storage cupboard.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light. Doors to two bedrooms, bathroom and store cupboard.

BEDROOM ONE 11'7" x 10'11"

A good double with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM TWO 11'6" x 7'9"

A second double bedroom with carpet flooring and painted walls. Ceiling light, radiator and window with scenic views onto the fields and woodland.

BATHROOM 8'7" x 4'4"

A modern bathroom comprising of bath with an overhead and handheld shower, glass shower screen, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and an obscure glass window. Part tiled walls and vinyl flooring. Door to storage cupboard.

OUTSIDE

Situated on a large corner plot to the front of the property is a large lawn and path to the front door.

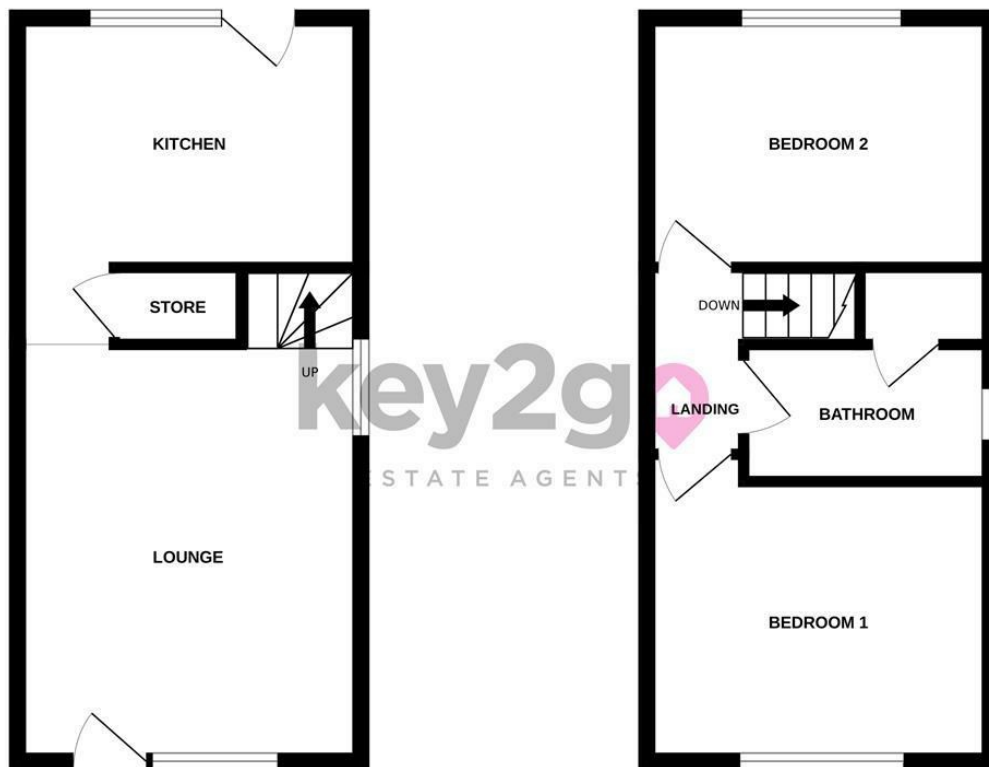
To the rear of the property with a large enclosed garden with lawn, decked and patio area. Fencing to the boundaries and a garage within communal car park.

PROPERTY DETAILS

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

GROUND FLOOR

1ST FLOOR



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		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	