



Marketing Preview



9 Henry Street, Eckington, Sheffield, S21 4DF

£180,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A unique opportunity to purchase this deceptively spacious terraced home, full of character and charm. The property boasts a sizeable, well-maintained garden and is ready to move straight into. Ideally located within walking distance of a wide range of schools, village shops, amenities, and main bus routes, this charming home must be viewed to be fully appreciated.

SUMMARY

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A welcoming entrance hallway with stairs rising to the first floor. The cosy lounge features a front-facing window, while the kitchen/diner offers ample wall and base units, useful under-stairs storage, and access to the rear garden.

The landing leads to a spacious family bathroom, a large double bedroom to the front, and a good-sized double bedroom to the rear. There is also a single rear bedroom, ideal for use as an office or dressing room.

The property benefits from side shared access via an alleyway with a useful storage cupboard. The low-maintenance rear garden features a patio area, pebbling, and well-established plants.

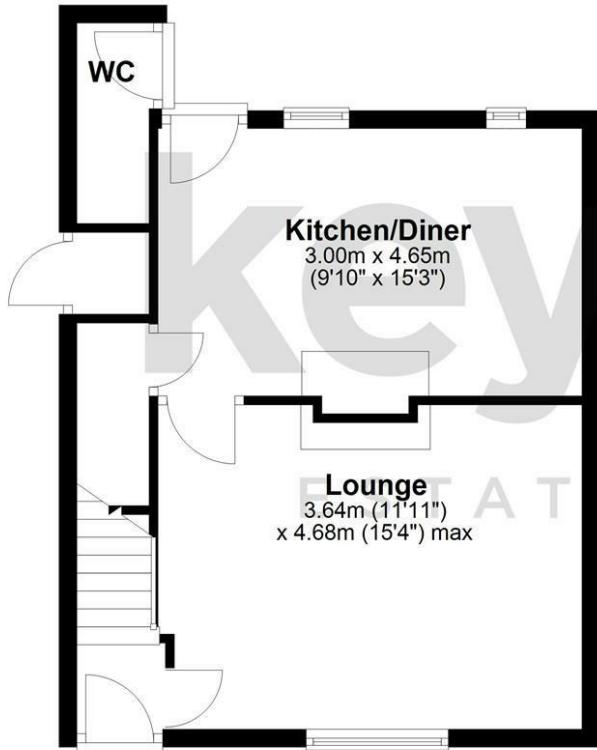
PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

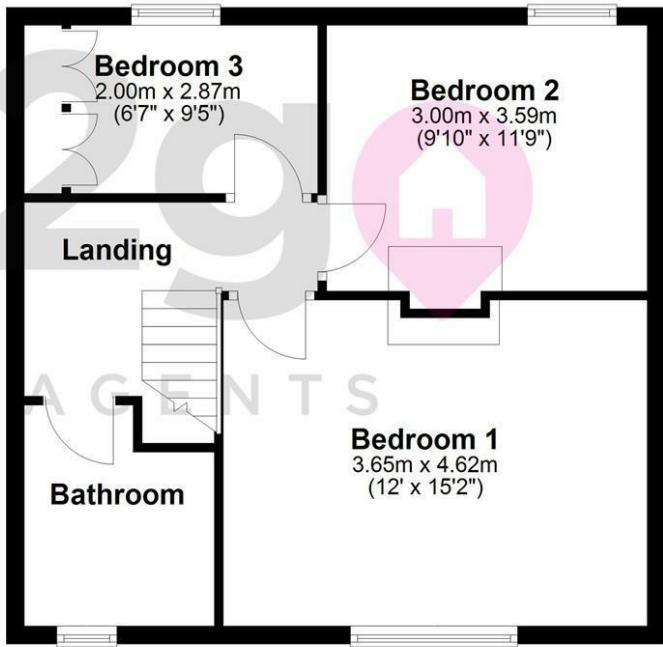
Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

