

Marketing Preview



116 Ash Crescent, Eckington, Sheffield, S21 4AF

£175,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



*****CHAIN FREE*****A fantastic opportunity to purchase this ready to move into three bedroom semi-detached property which is situated in a sought after area. Offering a stunning bathroom and being deceptively spacious throughout. Also having off road parking, a generous sized garden and boarded loft. Good road links to Sheffield and Chesterfield. The property is concrete built with brick skin. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via composite door into the welcoming hallway with painted walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

LOUNGE 10'4" x 17'8"

A spacious reception room with a feature wallpapered wall and carpeted flooring. Two ceiling lights, radiator and window to the rear. Door to the kitchen/diner.

KITCHEN/DINER 9'4" x 21'7"

Fitted with wall and base units, contrasting worktops and tiled splash back. Stainless steel sink. Under counter space for a washing machine, space for a freestanding cooker and space for a full height fridge/freezer. Three ceiling lights, radiator and dual aspect windows and window to the side. Vinyl flooring, storage cupboard and composite side door to outside.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 12'9" x 12'0"

A good sized, bright double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear with amazing open countryside views.

BEDROOM TWO 9'2" x 8'2"

A double bedroom with two feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM THREE 4'7" x 11'1"

A good sized single bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 7'6" x 8'0"

A stunning bathroom having a bath with a overhead and handheld shower, floating wash basin and back to wall WC. Spotlighting, ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

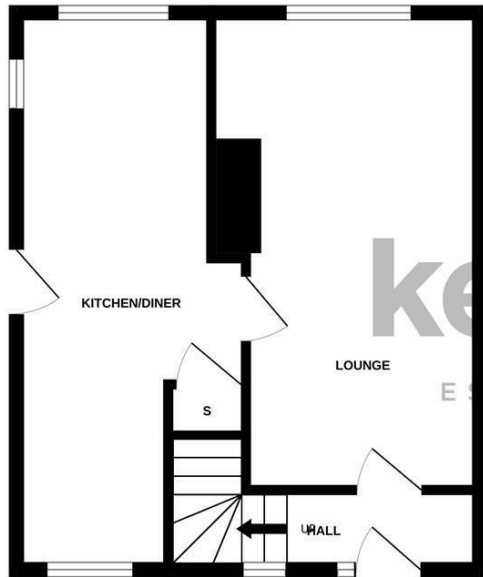
To the front of the property is a lawn, driveway with off road parking for up to two cars and side path to the rear.

To the rear of the property is a large lawn area which backs onto the countryside and a brick built outhouse. Hedging and shrubbery.

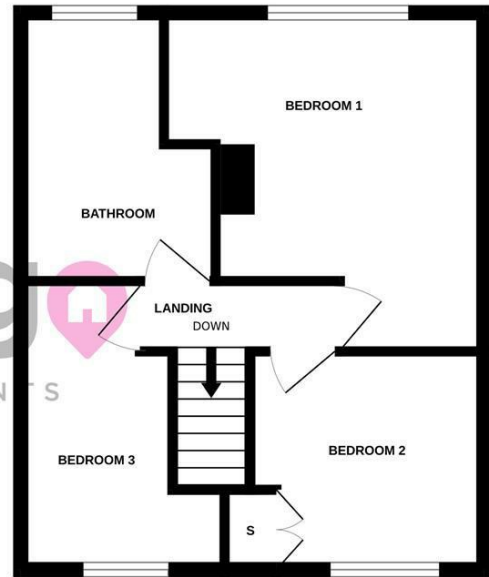
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE DISTRICT COUNCIL
- BOARDED LOFT
- ORIGINALLY CONCRETE - BRICK SKINNED BY COUNCIL AROUND 30 YEARS AGO - NO CERTIFICATES

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



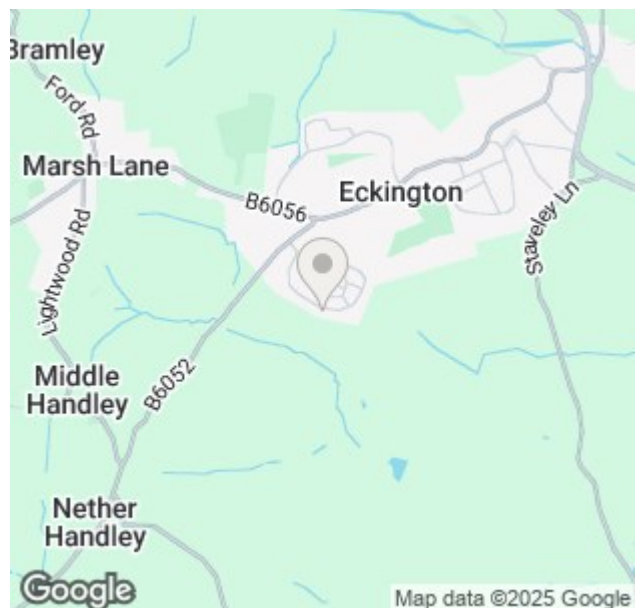
1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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		89
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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