

## Marketing Preview



**69 Ash Crescent, Eckington, Sheffield, S21 4AB**

**£200,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



A deceptively spacious three-bedroom semi-detached property, modern throughout and ready to move into. The home offers a stylish and spacious kitchen/diner along with a modern bathroom. Externally, there is a low-maintenance garden and a double driveway. Situated on a popular estate, the property benefits from excellent road links to Sheffield, Chesterfield and the M1, is close to a range of schools and enjoys easy access to nearby countryside walks.

## SUMMARY

A deceptively spacious three-bedroom semi-detached property, modern throughout and ready to move into. The home offers a stylish and spacious kitchen/diner along with a modern bathroom. Externally, there is a low-maintenance garden and a double driveway. Situated on a popular estate, the property benefits from excellent road links to Sheffield, Chesterfield and the M1, is close to a range of schools and enjoys easy access to nearby countryside walks.

A welcoming hallway with stairs rising to the first floor and a door leading into the lounge. The lounge is a spacious living area featuring a bay window to the front with shutter blinds and a door opening into the spacious kitchen/diner. The kitchen/diner offers a good-sized reception space with high-gloss units, an under-stairs storage cupboard and two windows to the rear, along with a side uPVC door providing additional access.

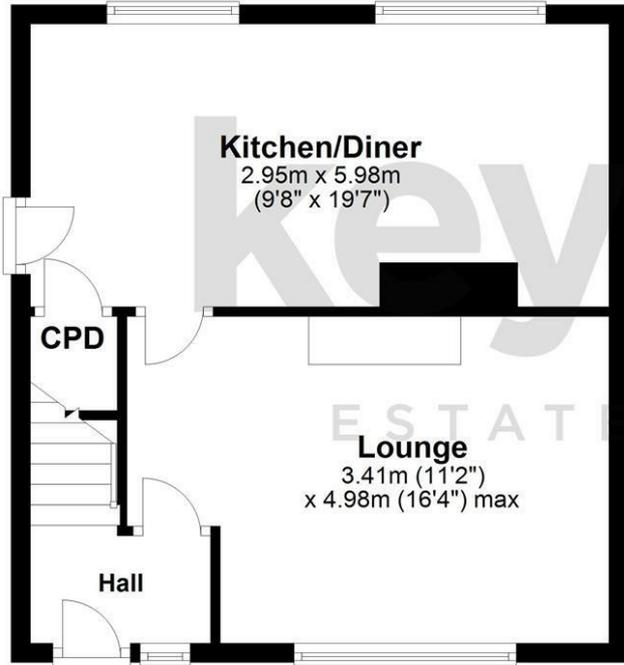
Stairs rise to the landing, which features a boiler cupboard. There is a large double bedroom to the front with a built-in storage cupboard, a second double bedroom to the rear and a single bedroom to the front. Completing the floor is a stylish family bathroom.

## PROPERTY DETAILS

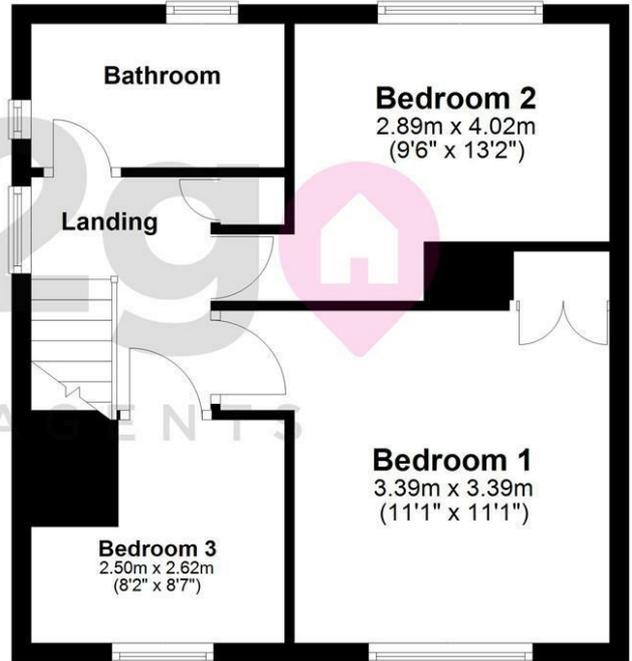
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



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>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

