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ESTATE AGENTS

Marketing Preview















87 Station Road, Eckington, Sheffield, S21 4FW

£120,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2













** GUIDE PRICE OF £120,000 - £130,000 ** Offered for sale with no onward chain, this deceptively spacious terraced home presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two well-proportioned reception rooms, providing flexible living space, along with useful cellar space offering additional storage or potential for further development. While already generously sized, the home still offers masses of potential for those looking to personalise and add value.Externally, there is a low-maintenance garden, ideal for those seeking easy upkeep. Conveniently located close to a main bus terminal and a range of local village amenities, the property also benefits from excellent road links to the M1, Sheffield, and Chesterfield, making it ideal for commuters.

SUMMARY

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Entrance is directly into the lounge, a bright and welcoming space featuring a charming walk-in bay window to the front aspect, allowing for plenty of natural light.A door leads through to the inner hallway, where stairs rise to the first floor. From here, access is provided to the dining room, a versatile second reception space with doors leading to a side porch, the kitchen, and the cellar head. At the top of the cellar head there is a sink and toilet. The kitchen offers further practicality and leads through to a rear lean-to, ideal for additional storage, with access out to the rear garden.

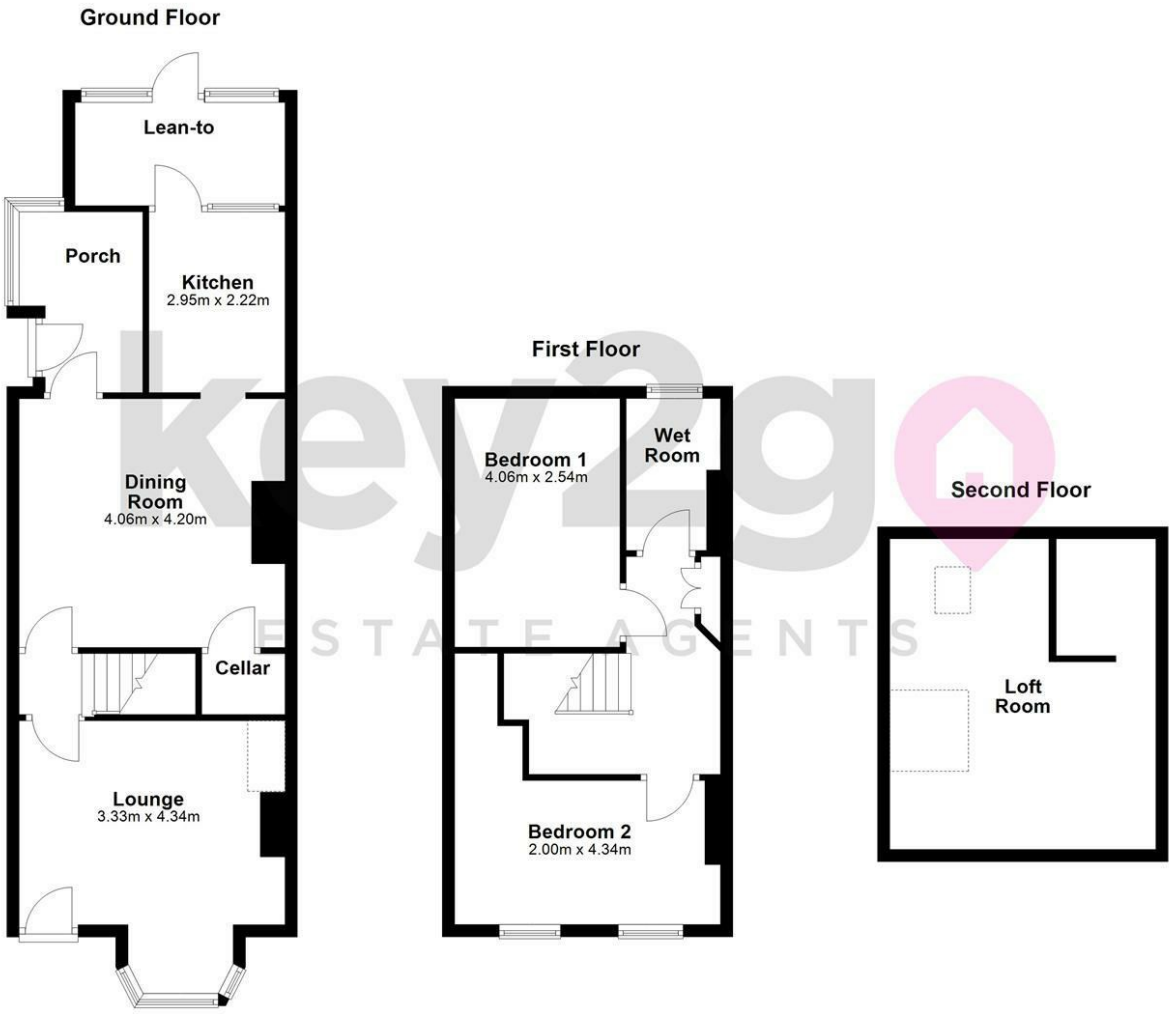
Stairs rise to the first floor landing, which benefits from a useful storage cupboard and provides access to two well-proportioned bedrooms and a wet room.
A fixed loft ladder leads to a loft room, offering additional versatile space, a velux window, ideal for storage or potential further use, subject to any necessary consents.

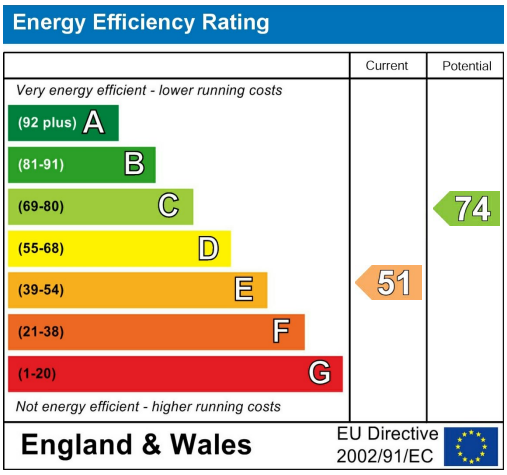
A shared alleyway to the side of the property provides access to the side porch and rear garden. The rear garden features a patio area, ideal for outdoor seating, along with a useful brick-built outhouse, offering additional storage.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS, PLEASE SEE FLOORPLAN







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