

Marketing Preview



73 Staniforth Avenue, Eckington, Sheffield, S21 4GQ

£260,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A modern throughout, extended three-bedroom detached property, ready to move straight into. Offering ample off-road parking, a versatile office/garden room, and a low-maintenance garden. Ideally located close to woodland walks and a choice of well-regarded local schools.

SUMMARY

A modern throughout, extended three-bedroom detached property, ready to move straight into. Offering ample off-road parking, a versatile office/garden room, and a low-maintenance garden. Ideally located close to woodland walks and a choice of well-regarded local schools.

A useful hallway with a storage cupboard and stairs rising to the first floor, with a door leading into the lounge/diner. The lounge/diner is bright and well-proportioned, with a feature window to the front, and provides access through to the kitchen and office. The office offers a versatile space, ideal as a playroom or snug, and benefits from patio doors opening onto the rear garden. The extended kitchen is fitted with a range of modern wall and base units, with a utility area to the rear and an under-stairs storage cupboard.

Stairs rise to the first floor, where there are two double bedrooms positioned to the front and rear, both benefiting from fitted wardrobes. There is also a single bedroom to the front, also with fitted wardrobes, along with a modern family shower room.

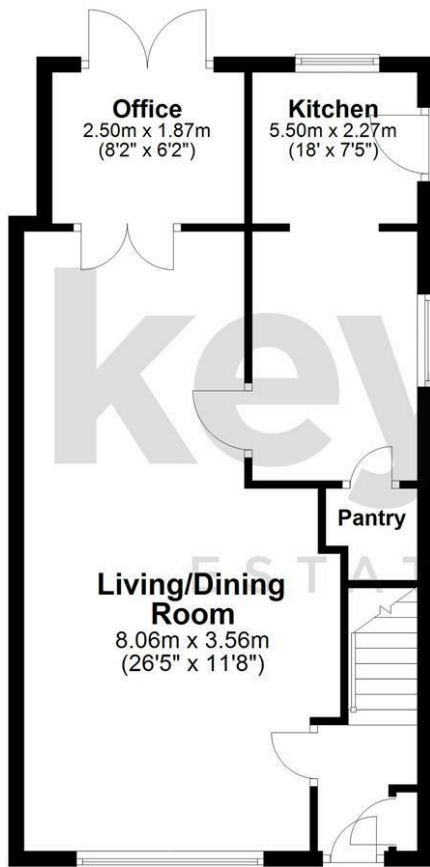
To the front and side is a patterned concrete driveway providing ample off-road parking, complemented by shrubbery. To the rear is a continuation of patterned concrete patio, with pebbled edging and a lawned area. The garden also benefits from a shed and fenced boundaries.

PROPERTY DETAILS

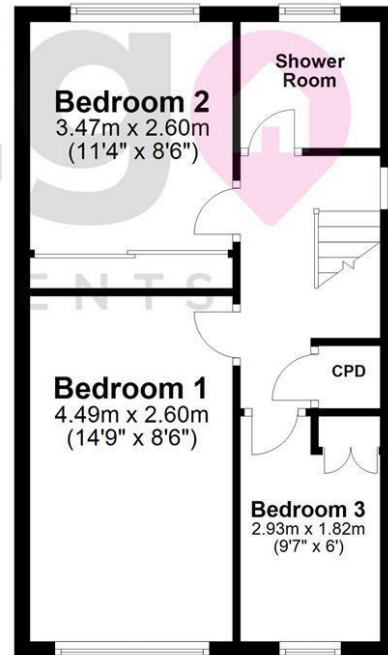
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



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		
	61	81
England & Wales	EU Directive 2002/91/EC 	

