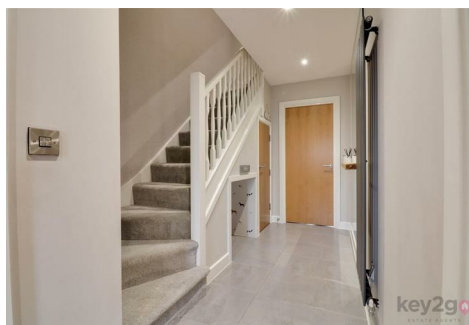


## Marketing Preview



**14 Berrisford Avenue, Eckington, Sheffield, S21 4LJ**

**£390,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**



**\*\* GUIDE PRICE OF £390,000 - £400,000 \*\*** A fantastic opportunity to purchase this four bedroom detached property which is situated over three floors and was built in 2019. Offering a master bedroom with an ensuite, two reception rooms and ultra modern decor throughout. Being tucked into a quiet road and having an enclosed rear garden, off road parking and a detached garage. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

## SUMMARY

**\*\* GUIDE PRICE OF £390,000 - £400,000 \*\*** A fantastic opportunity to purchase this four bedroom detached property which is situated over three floors and was built in 2019. Offering a master bedroom with an ensuite, two reception rooms and ultra modern decor throughout. Being tucked into a quiet road and having an enclosed rear garden, off road parking and a detached garage. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

Enter into the welcoming hallway with doors to the downstairs WC, an under stairs space ideal for dogs, a storage cupboard, the gorgeous lounge, and the kitchen/diner fitted with high-gloss units, integrated oven, hob, extractor fan, and dishwasher. Double doors open out to the garden.

A spacious stairway and landing provide access to two double bedrooms, a single bedroom, and a stylish family bathroom.

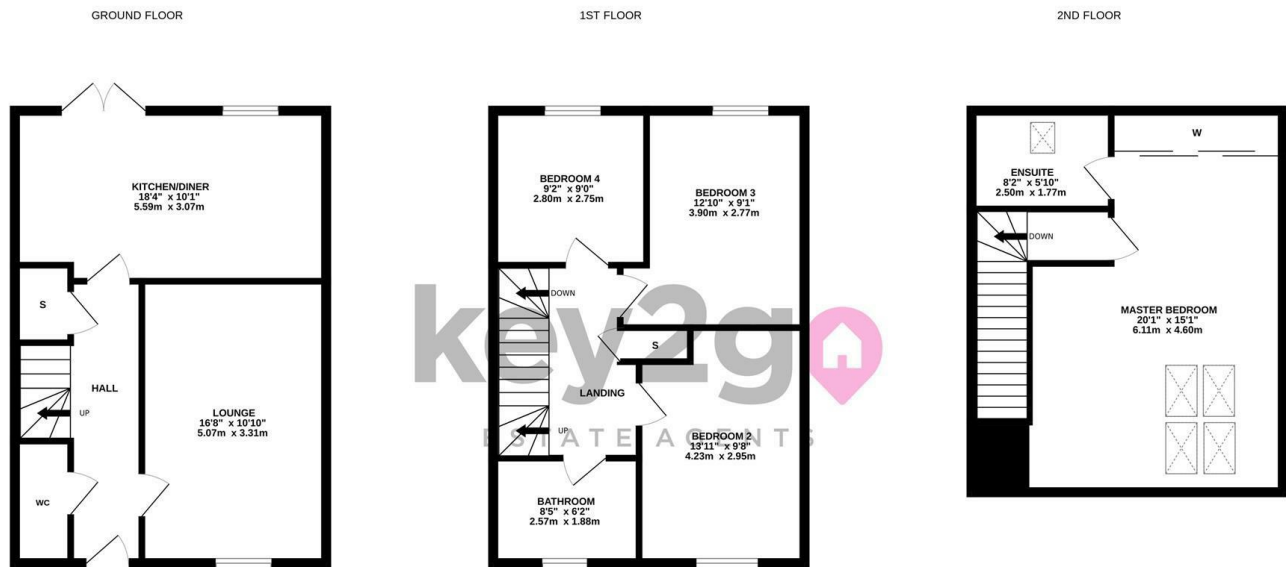
An amazing large master suite with fitted wardrobes and an ensuite shower room.

To the front of the property is a driveway, access to the garage, a lawned area, and a side path leading to the rear. The landscaped rear garden features an L-shaped patio, astroturf, a pergola housing a hot tub, fencing, and flowerbeds.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN



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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 