

Marketing Preview



27 Staniforth Avenue, Eckington, Sheffield, S21 4GQ

£230,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £230,000 - £235,000 ** NOT TO BE MISSED!** A fantastic opportunity to purchase this two bedroom detached bungalow which has been renovated by the current owner to a high standard. Being open plan and having off road parking and a stylish kitchen and bathroom. On the doorstep to the countryside and woodland walks. Close to bus routes, amenities and road links to Sheffield and Chesterfield. Perfect for buyers looking to downsize!

SUMMARY

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PORCH

Enter via composite door to the front or uPVC door to the side into the useful porch with a ceiling light and cushioned vinyl flooring. UPVC door to the open kitchen/living room.

LOUNGE/KITCHEN 19'9" x 18'0"

A stunning reception room with modern wall and base units, wood effect worktops and tiled splash back. Oven and hob. Under counter space for a washing machine and space for a full height fridge/freezer. Breakfast bar, feature painted wall and herringbone style laminate flooring. Two ceiling lights, two modern radiators and three windows. Door to the inner hallway.

INNER HALLWAY

Having a ceiling light, access to the loft and doors to the two bedrooms and bathroom.

BEDROOM ONE 10'0" x 13'11"

A good sized double bedroom with a feature painted wall, carpeted flooring and built in wardrobes. Ceiling light, modern radiator and window to the rear.

BEDROOM TWO 9'6" x 11'0"

A second double bedroom with painted walls and laminate flooring. Ceiling light, radiator and window to the rear.

BATHROOM 6'4" x 6'0"

A stunning bathroom having a bath with an overhead and handheld shower, vanity wash basin and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Part tiled walls and laminate flooring.

OUTSIDE

To the front of the property is a lawn area and a driveway to the side with ample off road parking. To the rear of the property is a tiered lawn, patio and hedging to the boundary. Large shed with power and lighting.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED - NEW IN 2023
- GAS CENTRAL HEATING
- COMBI BOILER
- NEW REWIRE
- NEW RADIATORS
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

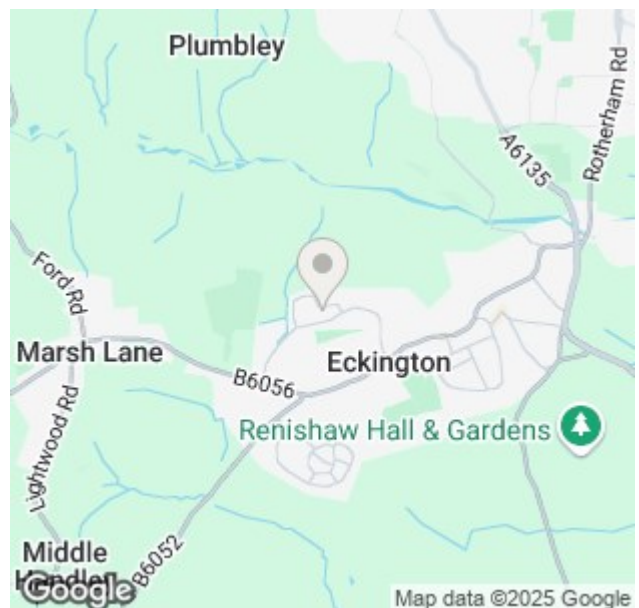


TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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