



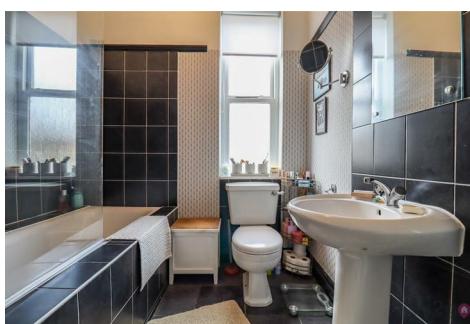
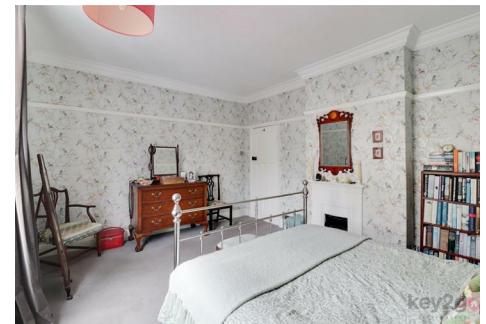
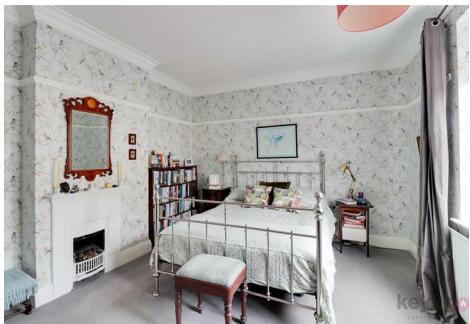
## Marketing Preview



**9 Henry Street, Eckington, Sheffield, S21 4DF**

**£180,000**

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



A unique opportunity to purchase this deceptively spacious terraced home, full of character and charm. The property boasts a sizeable, well-maintained garden and is ready to move straight into. Ideally located within walking distance of a wide range of schools, village shops, amenities, and main bus routes, this charming home must be viewed to be fully appreciated.

## **SUMMARY**

A unique opportunity to purchase this deceptively spacious terraced home, full of character and charm. The property boasts a sizeable, well-maintained garden and is ready to move straight into. Ideally located within walking distance of a wide range of schools, village shops, amenities, and main bus routes, this charming home must be viewed to be fully appreciated.

A welcoming entrance hallway with stairs rising to the first floor. The cosy lounge features a front-facing window, while the kitchen/diner offers ample wall and base units, useful under-stairs storage, and access to the rear garden.

The landing leads to a spacious family bathroom, a large double bedroom to the front, and a good-sized double bedroom to the rear. There is also a single rear bedroom, ideal for use as an office or dressing room.

The property benefits from side shared access via an alleyway with a useful storage cupboard. The low-maintenance rear garden features a patio area, pebbling, and well-established plants.

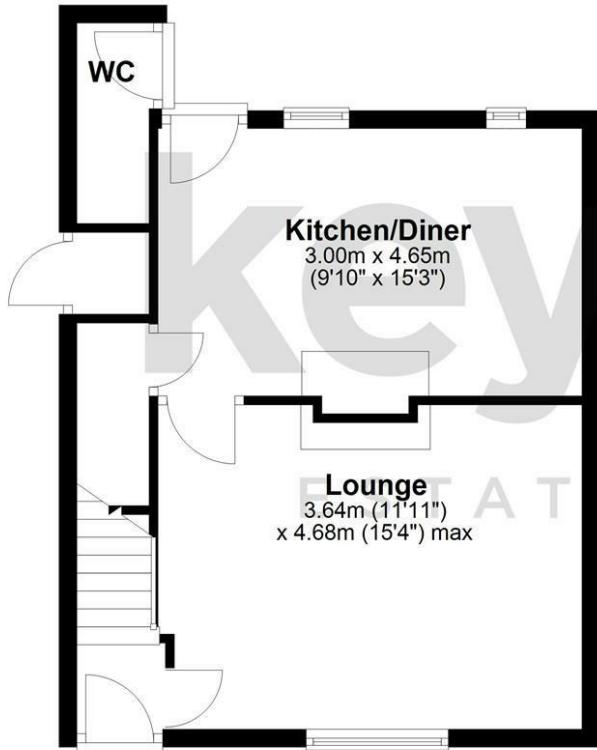
## **PROPERTY DETAILS**

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

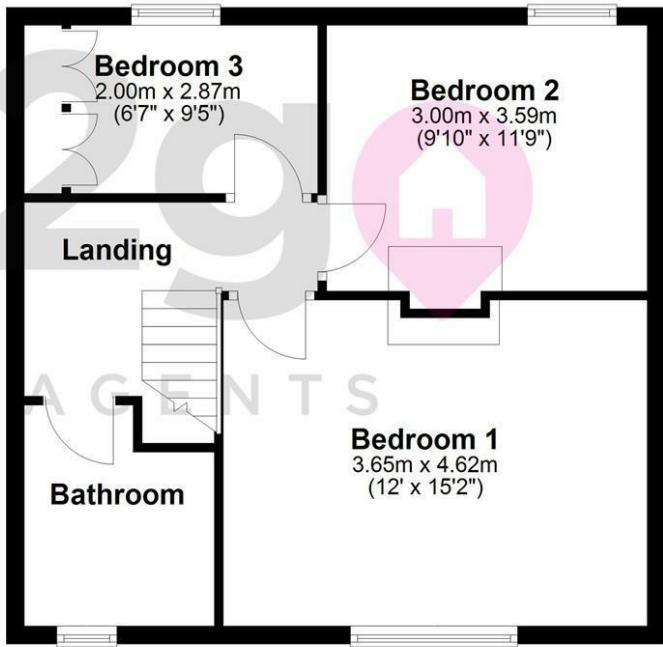
## Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 sq. feet)

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	
(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	

