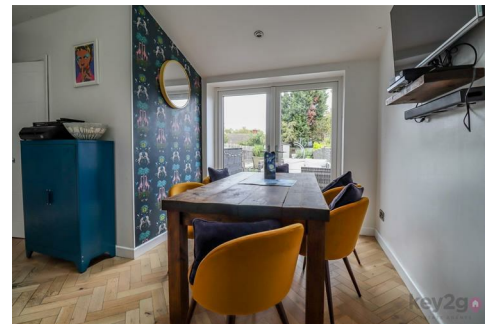


## Marketing Preview



**25 Beech Crescent, Eckington, Sheffield, S21 4AP**

**£240,000**

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





Viewings are recommended on this unique and well presented extended three bedroom semi-detached property. Offering stylish kitchen/diner with downstairs shower room, external office room and large landscaped garden. Positioned in a popular residential area close to great local amenities and road links Sheffield and Chesterfield. Perfect for first time buyers or growing families!

## SUMMARY

Viewings are recommended on this unique and well presented extended three bedroom semi-detached property. Offering stylish kitchen/diner with downstairs shower room, external office room and large landscaped garden. Positioned in a popular residential area close to great local amenities and road links Sheffield and Chesterfield. Perfect for first time buyers or growing families!

Enter into welcoming hallway with stair rise to first floor landing, doors to store cupboard and large lounge area. A stylish extended kitchen with high gloss wall and base units and parquet herringbone style floor throughout. Opening to dining area and doors to downstairs shower room and rear garden.

Stair rise to first floor with doors to three double bedrooms, two with storage cupboards. Modern shower room with plumbed in shower, WC and sink.

## OUTSIDE

To the front of the property is a large lawn and side access to the rear.

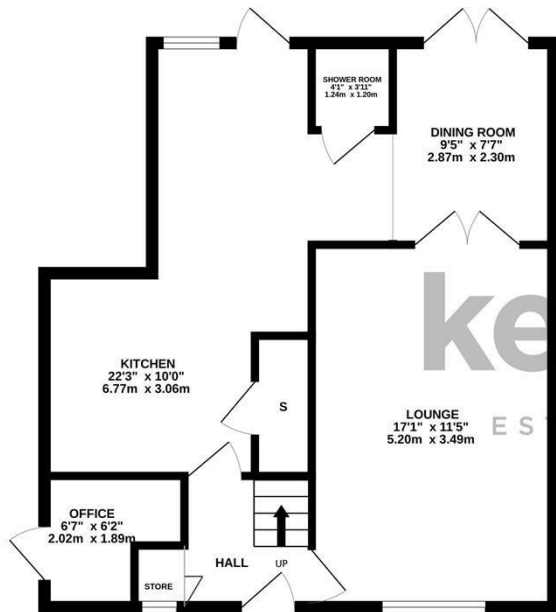
To the rear of the property is generous sized larger than average landscaped garden with awn, pebbled area and decking with bar.

## PROPERTY DETAILS

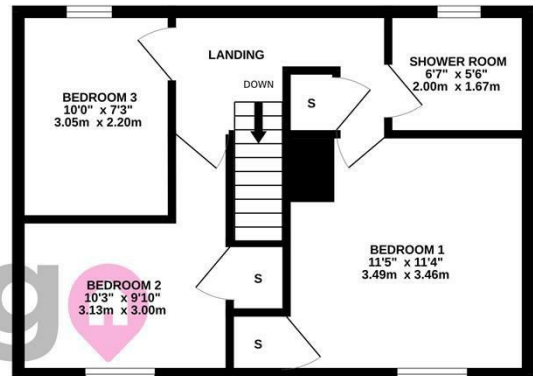
- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE DISTRICT COUNCIL



GROUND FLOOR



1ST FLOOR



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>		
(81-91) <b>B</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		
	67	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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