

## Marketing Preview



**8 Penny Engine Lane, Eckington, Sheffield, S21 4BF**

**£270,000**

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



A unique opportunity to purchase this spacious three bedroom semi-detached property, tucked away on a quiet cul-de-sac. The home benefits from a downstairs WC, a formal dining room, off road parking and a garage, along with an enclosed rear garden. Ideally located within walking distance of village amenities, main bus routes, woodland walks and a choice of schools. Excellent road links provide easy access to Sheffield, Chesterfield and the M1 motorway.

## SUMMARY

A unique opportunity to purchase this spacious three bedroom semi-detached property, tucked away on a quiet cul-de-sac. The home benefits from a downstairs WC, a formal dining room, off road parking and a garage, along with an enclosed rear garden. Ideally located within walking distance of village amenities, main bus routes, woodland walks and a choice of schools. Excellent road links provide easy access to Sheffield, Chesterfield and the M1 motorway.

Enter into a welcoming hallway with stair rise to the first floor and a useful under stairs storage cupboard. The downstairs WC is fitted with a WC and wash basin. The kitchen offers ample wall and base units with a window to the front. To the rear is a bright and spacious lounge which opens through double doors to the formal dining room, featuring sliding patio doors leading out to the rear garden.

Stairs rise to the first floor landing. The main bedroom is a generous double with a rear-facing window, wardrobe area and en-suite shower room comprising a shower cubicle, pedestal sink and low flush WC. Bedroom two is a double bedroom to the rear with fitted wardrobes. Bedroom three is a single bedroom to the front, currently used as a home office. The spacious family bathroom is fitted with a bath, pedestal sink and low flush WC.

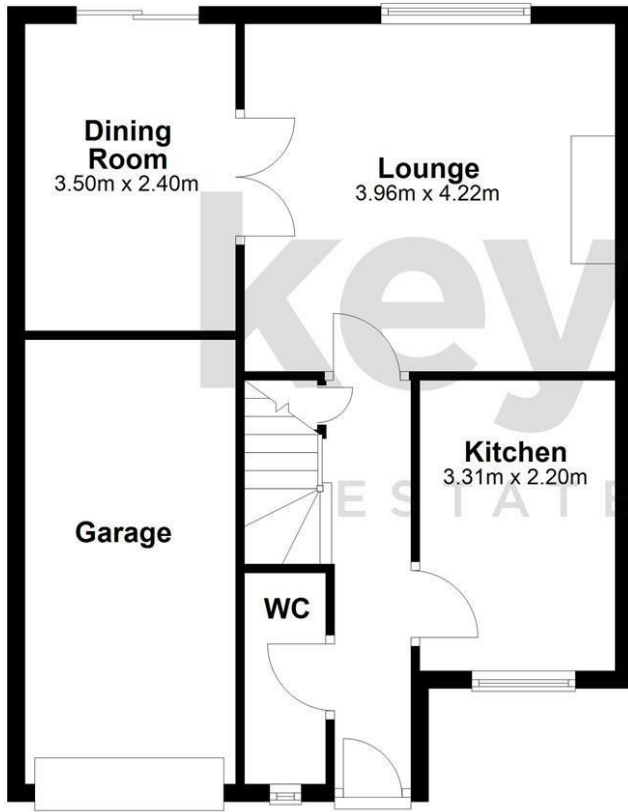
To the front of the property is a lawned garden with a driveway providing off-road parking for one vehicle and access to the garage. To the rear is a well-maintained garden featuring a patio area, lawn, and stone wall with fencing to the boundaries.

## PROPERTY DETAILS

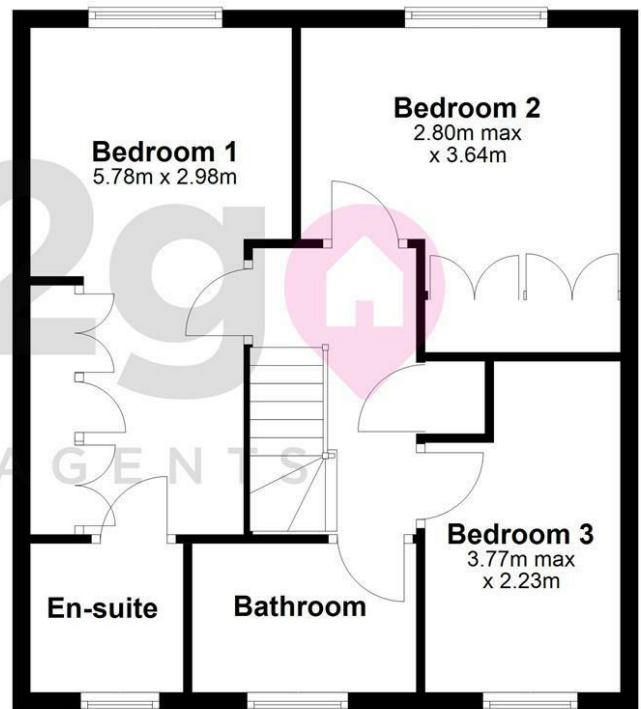
- FREEHOLD
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 58                      | 73        |
| (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 |           |

