

## Marketing Preview



**16 Watermeade, Eckington, Sheffield, S21 4HZ**

**£250,000**

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





\*\*\* GUIDE PRICE £260,000 - £270,000 \*\*\* OPEN DAY 10AM - 4PM SUNDAY 29TH JAN - Situated in a quiet cul-de-sac is this ready to move into three bedroomed detached property with garage and conservatory. Perfect for families as close to both primary and secondary schools. Close to countryside walks, shops and road networks to Chesterfield and Sheffield.

## SUMMARY

\*\*\* GUIDE PRICE £260,000 - £270,000 \*\*\* Situated in a quiet cul-de-sac is this ready to move into three bedroomed detached property with garage and conservatory. Perfect for families as close to both primary and secondary schools. Close to countryside walks, shops and road networks to Chesterfield and Sheffield.

## HALLWAY

Entrance through a UPVC door with obscure glass panel into the hallway with neutral décor and carpeted flooring. Stairs rise to the first floor landing. Ceiling light, radiator and smoke alarm. Door to the lounge.

## LOUNGE 14'1" x 10'2"

Overlooking the front of the property, this bright and spacious living room has neutral décor and carpeted flooring. Ceiling light, wall lights and radiator. Feature fireplace with coal effect fire. Box window and TV point. Open to the dining room.

## DINING ROOM 9'10" x 8'2"

A formal dining area with continued décor from the lounge. Ceiling light, radiator and door to the kitchen. Double UPVC doors open to the conservatory.

## CONSERVATORY 12'5" x 8'2"

Providing great extra living space with windows to two sides. Door accessing the rear garden. Neutral décor, tiled flooring and ceiling light with fan.

## KITCHEN 10'5" x 8'10"

Fitted with ample modern wall and base units with contrasting worktops and tiled splash backs. Stainless steel sink with drainer and chrome mixer tap. Integrated gas hob, electric oven and extractor fan. Space for an under counter fridge and washing machine. Ceiling light, radiator and window overlooking the rear garden. Under stair storage cupboard housing the burglar alarm keypad. Tile effect flooring and side door leading to the driveway.

## STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with ceiling light and smoke alarm. Side window creating brightness. Radiator, airing cupboard housing the hot water cylinder and loft access. Doors to the three bedrooms and bathroom.

## BEDROOM 1 12'9" x 9'2"

Overlooking the front of the property and with fitted wardrobes is this good sized double room. Neutral décor and carpeted flooring. Ceiling light, radiator and window.

## BEDROOM 2 11'9" x 7'2"

A further double bedroom with feature painted wall and carpeted flooring. Ceiling light, radiator and window overlooking the rear.

## BEDROOM 3 8'6" x 5'10"

A good sized single bedroom with built in storage cupboard. Neutral décor and carpeted flooring. Ceiling light and radiator. Window overlooking the front of the property.

## BATHROOM 6'2" x 5'10"

Comprised of a bath with electric shower. Pedestal sink and low flush WC. Fully tiled walls and vinyl flooring. Recess spot lights, obscure glass window and radiator.

## OUTSIDE

The front of the property has a lawn with tree and a driveway to the side leading to the garage. The rear garden is low maintenance with decking and patio. Shrubs to the rear create privacy.

## PROPERTY DETAILS

FREEHOLD

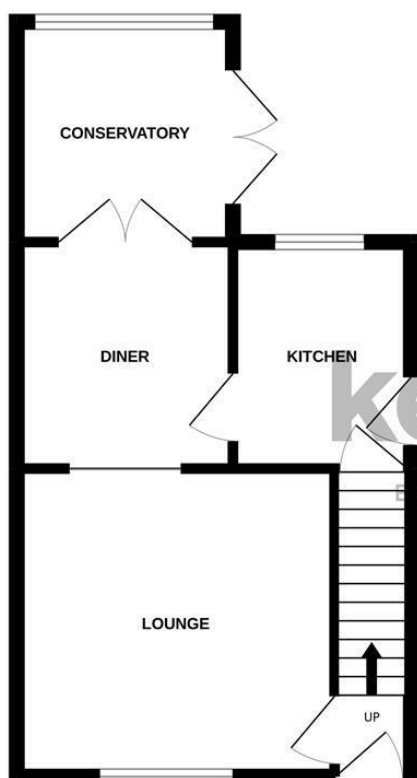
COUNCIL TAX BAND C

GAS CENTRAL HEATING

FULLY UPVC DOUBLE GLAZED

GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA: 647 sq.ft. (60.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	



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