



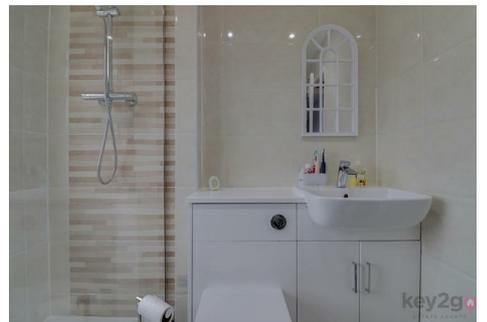
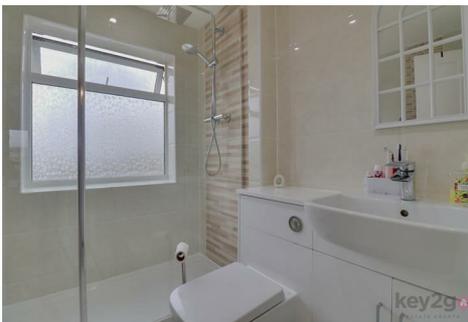
## Marketing Preview



**21 Green Chase, Eckington, Sheffield, S21 4GY**

**£290,000**

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



A fantastic opportunity to purchase this three-bedroom detached property, situated on a quiet cul-de-sac. The property offers a stunning open-plan kitchen/diner with bi-folding doors to the rear, a downstairs WC, and a playroom/office/snug. Also benefiting from a stylish shower room, modern décor throughout, and being ready to move straight into. Further advantages include an enclosed rear garden, off-road parking, and a garage. Close to amenities and road links to the M1 Motorway, Chesterfield and Sheffield. Perfect family home!

## SUMMARY

A fantastic opportunity to purchase this three-bedroom detached property, situated on a quiet cul-de-sac. The property offers a stunning open-plan kitchen/diner with bi-folding doors to the rear, a downstairs WC, and a playroom/office/snug. Also benefiting from a stylish shower room, modern décor throughout, and being ready to move straight into. Further advantages include an enclosed rear garden, off-road parking, and a garage. Close to amenities and road links to the M1 Motorway, Chesterfield and Sheffield. Perfect family home!

Enter into the hallway, which has a storage cupboard, stairs rising to the first floor, and doors leading to the playroom and lounge. The lounge features modern décor and a large window to the front, with double doors leading through to the kitchen/diner. The kitchen/diner is bright and modern, fitted with ample wall and base units, an integrated oven, microwave, hob, extractor fan, dishwasher, and fridge/freezer. The room also benefits from a breakfast bar, space for a dining table, and bi-folding doors leading to the rear garden. A door from the kitchen/diner leads to the playroom, which could also be used as an office or snug. This room has a window to the front and a door leading to the downstairs WC, which is fitted with a wash basin and WC.

Stairs rise to the first-floor landing with doors leading to the three bedrooms, shower room, and a boiler cupboard. Bedroom one is a good-sized double bedroom with fitted wardrobes and a window overlooking the front. Bedroom two is also a double bedroom with fitted wardrobes and a window overlooking the rear. Bedroom three is a single bedroom with a built-in wardrobe/storage cupboard. The shower room is modern and stylish, fitted with a walk-in shower cubicle and a vanity unit with a wash basin and WC.

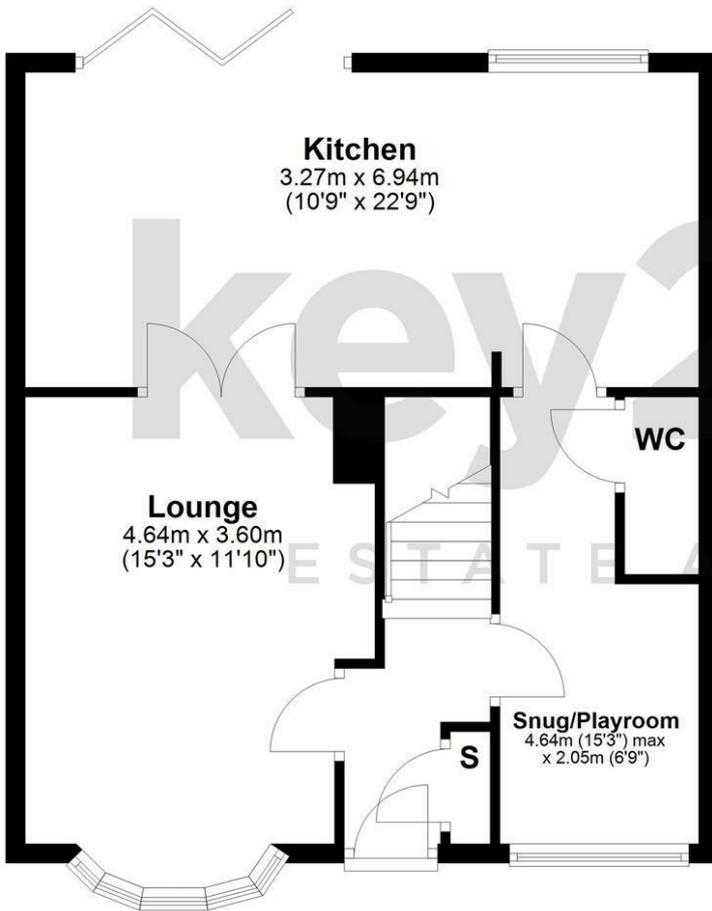
To the front of the property is off-road parking. The rear garden is enclosed and well maintained, featuring a decking area, access to the garage which has electricity, and a generously sized patio area, all enclosed by fencing.

## PROPERTY DETAILS

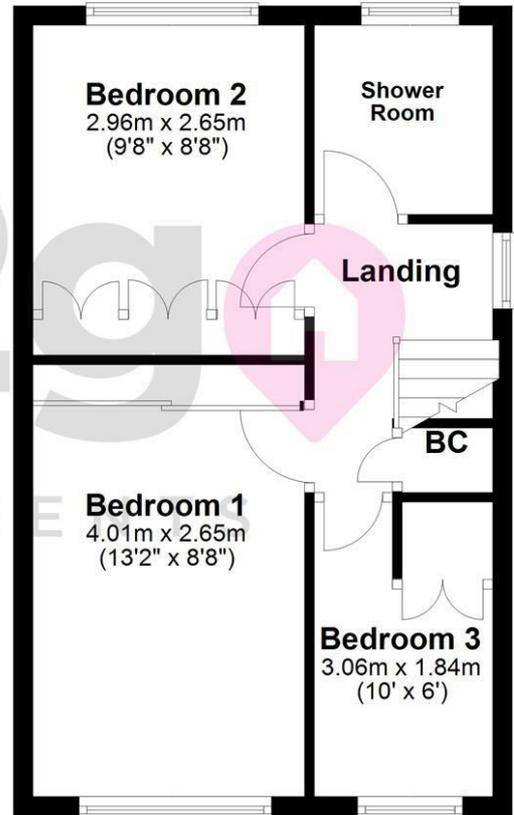
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL

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>		<b>84</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

