

## Marketing Preview



**65 Springfield Close, Eckington, Sheffield, S21 4GS**

**£160,000**

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



A fantastic opportunity to purchase this two double bedroom end-of-terrace property, situated on a quiet cul-de-sac. The property offers a generously sized lounge, a driveway providing off road parking for two cars and an enclosed garden. Conveniently located close to local amenities and with excellent road links to the M1 Motorway, Chesterfield and Sheffield, this home is ideal for first time buyers or families alike.

## SUMMARY

A fantastic opportunity to purchase this two double bedroom end-of-terrace property, situated on a quiet cul-de-sac. The property offers a generously sized lounge, a driveway providing off road parking for two cars and an enclosed garden. Conveniently located close to local amenities and with excellent road links to the M1 Motorway, Chesterfield and Sheffield, this home is ideal for first time buyers or families alike.

Enter into the lounge which has stairs rising to the first floor and a feature fire. A door leads through to the kitchen, which is fitted with ample wall and base units, an oven, hob and extractor fan, with space for a full height fridge/freezer and a door providing access to the rear garden.

Stairs rise to the first floor landing with doors to the two bedrooms and the bathroom. Bedroom one is a double bedroom with fitted wardrobes with sliding doors. Bedroom two is also a double bedroom and has a window overlooking the rear. The bathroom comprises a bath, wash basin and WC.

To the front of the property is a driveway providing off road parking for two cars. The rear garden is enclosed and features decking, a seating area and brick built storage.

## PROPERTY DETAILS

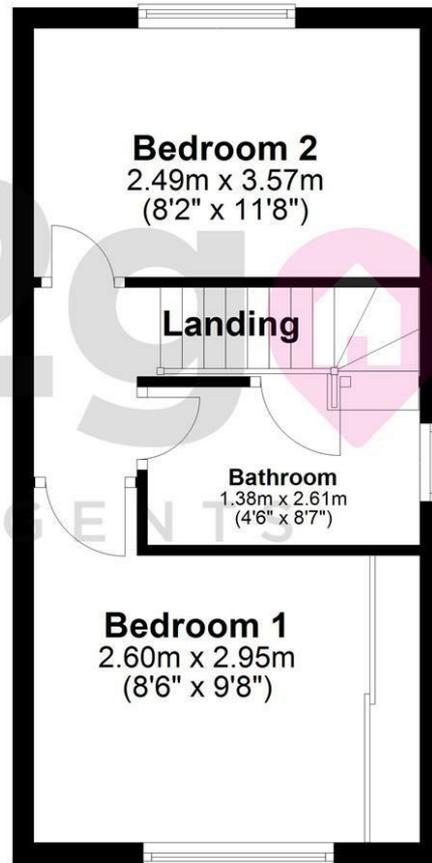
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

