



## Fanshaw Avenue, Eckington, Sheffield

Situated in a quiet cul-de-sac is this good sized three bedroom semi detached property with potential to extend to the side subject to the necessary permissions. Well maintained and ready to move into! Beautifully presented rear garden and ample off road parking. Situated in a very popular residential area with great local amenities and choice of schools. Great countryside walks over the Moss Valley. Good transport and road links to Sheffield and Chesterfield.

## Asking Price Of £180,000

- THREE BEDROOMS
- SEMI-DETACHED
- GOOD SIZED
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN



## Property Description

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### HALLWAY

Entrance through a UPVC door into the hallway with ceiling light and radiator. Painted walls and carpeted flooring. Stairs rise, door to the lounge.

### LOUNGE

11' 1" x 16' 4" (3.40m x 5.00m)

A good sized lounge overlooking the front of the property. Decorated in earth tones with carpeted flooring. Ceiling light, radiator and feature fireplace. Smoke alarm, under stairs storage cupboard and window. Door to the kitchen/diner.

## Fanshaw Avenue, Eckington, Sheffield



### KITCHEN/DINER

14' 6" x 8' 8" (4.43m x 2.65m)

Fitted with ample wall and base units, contrasting work tops and tiled splash backs. Stainless steel one and a half sink with chrome mixer tap. Integrated gas hob, electric oven and chimney hood extractor fan. Space for a full height fridge/freezer and automatic washing machine. Window overlooking the rear. Double patio doors opening to the garden. Two ceiling lights, radiator and wood effect flooring.

### STAIRS & LANDING

Carpeted stairs rise to the first floor landing with ceiling light and smoke alarm. Airing cupboard with hot water cylinder. Side window. Doors to the three bedrooms and bathroom.



### BEDROOM 1

7' 11" x 13' 6" (2.42m x 4.13m)

A good sized double bedroom overlooking the rear garden. Ceiling light, radiator and window. Tasteful decor and carpeted flooring.

### BEDROOM 2

7' 10" x 11' 6" (2.40m x 3.53m)

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window overlooking the front of the property.



### BEDROOM 3

6' 5" x 8' 8" (1.97m x 2.66m)

A good sized single bedroom currently used as a study. Window overlooking the rear garden. Ceiling light and radiator. Neutral decor and carpeted flooring.

### BATHROOM

6' 3" x 6' 9" (1.93m x 2.06m)

A family bathroom comprised of a bath with electric shower, pedestal sink and low flush WC. Part tiled walls, tiled effect flooring and obscure glass window. Ceiling light and radiator.

### OUTSIDE

The front of the property has a feature gravel area with plants. There is a driveway to the side providing ample off road parking.

The rear garden is enclosed and well cultivated with shrubs and plants. Patio, lawn and double shed.

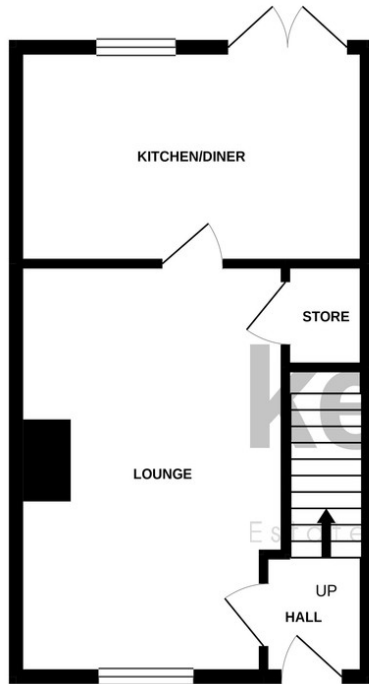


### PROPERTY DETAILS

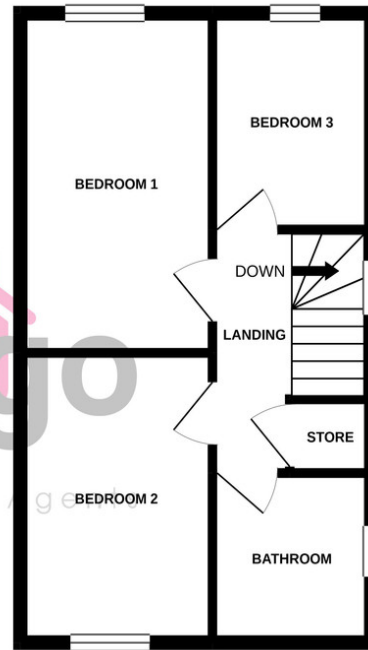
- OWNED SOLAR PANELS
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- FREEHOLD

# Fanshaw Avenue, Eckington, Sheffield

GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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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## Tenure

Freehold

## Council Tax Band

B

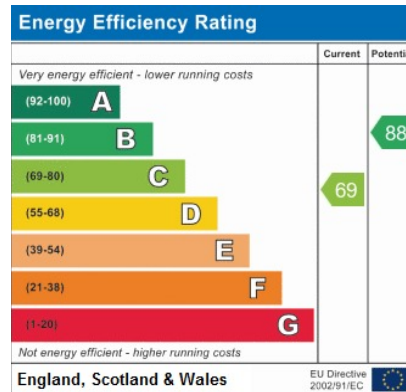
## Viewing Arrangements

Strictly by appointment

## Contact Details

38a High Street  
Mosborough  
Sheffield  
South Yorkshire  
S20 5AE

www.key2go.co.uk  
enquiries@key2go.co.uk  
0114 2478819



Address:  
Fanshaw Avenue, Eckington, S21

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

