



Watermeade, Eckington, Sheffield, S21

A unique opportunity to purchase this renovated and immaculately presented three bedroom detached property situated in a popular residential area. Benefitting from master bedroom with ensuite, large conservatory and recently fitted kitchen. Also having downstairs WC, ample off road parking and maintenance free garden. With fantastic local amenities, good road links to Sheffield and Chesterfield and main transport links close by. This property would make the ideal family home!

**Guide Price £250,000 -
£260,000**

- THREE BEDROOMS
- DETACHED HOUSE
- MODERN DECOR THROUGHOUT
- DOWNSTAIRS WC AND CONSERVATORY
- OFF ROAD PARKING



Property Description

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HALLWAY

Enter through UPVC door into hallway with neutral decor and vinyl flooring. Ceiling light and radiator. Doors to kitchen/diner, downstairs WC and opening to lounge.

KITCHEN/DINER

15' 6" x 15' 5" (4.73m x 4.72m)

STUNNING KITCHEN/DINER. A fantastic open plan living space fitted with ample high gloss wall and base units, quartz worktops and glass splash backs. Sunk in sink with drainer and mixer tap. Double Neff oven and grill. Five ring gas hob and extractor fan. Integrated fridge/freezer, second integrated freezer, dishwasher and wine cooler. Under counter space for washing machine and breakfast bar. Spot lighting, two vertical radiators and two windows. Vinyl flooring.

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DOWNSTAIRS WC

Comprising of wash basin and close coupled WC. Ceiling light, stylish radiator and vinyl flooring.

LOUNGE

15' 5" x 10' 6" (4.72m x 3.22m)

A good sized lounge with neutral decor and carpet flooring. Ceiling light, TV point, radiator and window to the front. Under stairs storage cupboard and double doors to conservatory.

CONSERVATORY

16' 9" x 10' 11" (5.12m x 3.33m)

Great extra living space with carpet flooring, wall lights and two radiators making it useable all year round.

STAIRS/LANDING

A carpeted stair rise to first floor landing with ceiling light, obscure glass window and radiator. Doors to three bedrooms, bathroom and storage cupboard housing boiler.

BEDROOM 1

16' 3" x 9' 3" (4.96m x 2.82m)

A generous sized double bedroom with neutral decor, carpet flooring and fitted wardrobes. Ceiling light, radiator and window. Door to ensuite.

ENSUITE

7' 6" x 5' 10" (2.30m x 1.79m)

Comprising of bath with over head shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

BEDROOM 2

6' 6" x 7' 7" (2.00m x 2.32m)

A second good sized single bedroom with neutral decor, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM 3

7' 6" x 8' 9" (2.31m x 2.68m)

A third bedroom with neutral decor, carpet flooring and fitted wardrobes. Ceiling light, radiator and window.

BATHROOM

7' 11" x 5' 10" (2.42m x 1.79m)

Comprising of bath with plumbed in shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and vinyl flooring.

OUTSIDE

To the side of the property is a driveway with ample off road parking and path to front door and landscaped garden with astroturf and patio area.

PROPERTY DETAILS

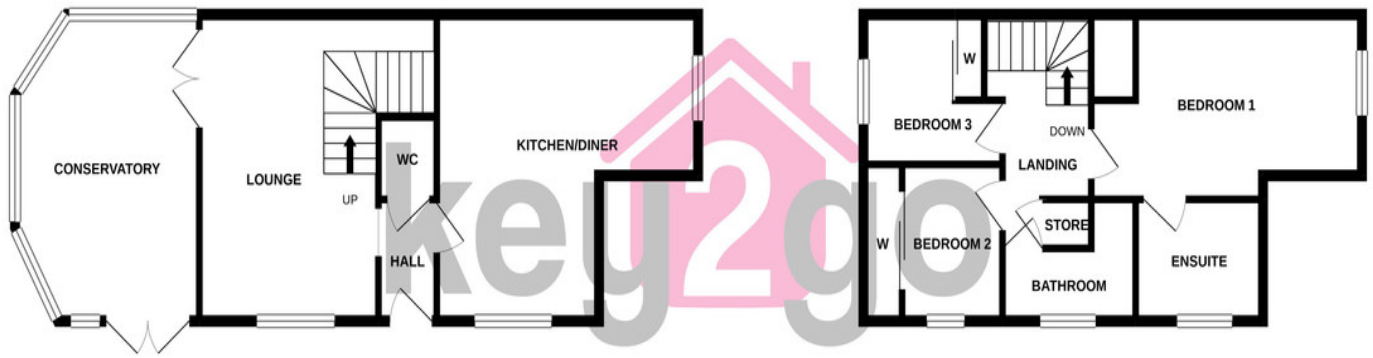
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



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GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



Estate & Letting Agents

TOTAL FLOOR AREA : 988 sq.ft. (91.8 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

C

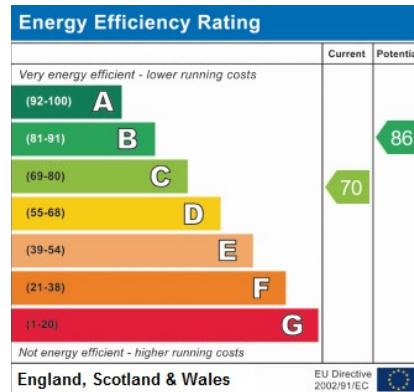
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

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