

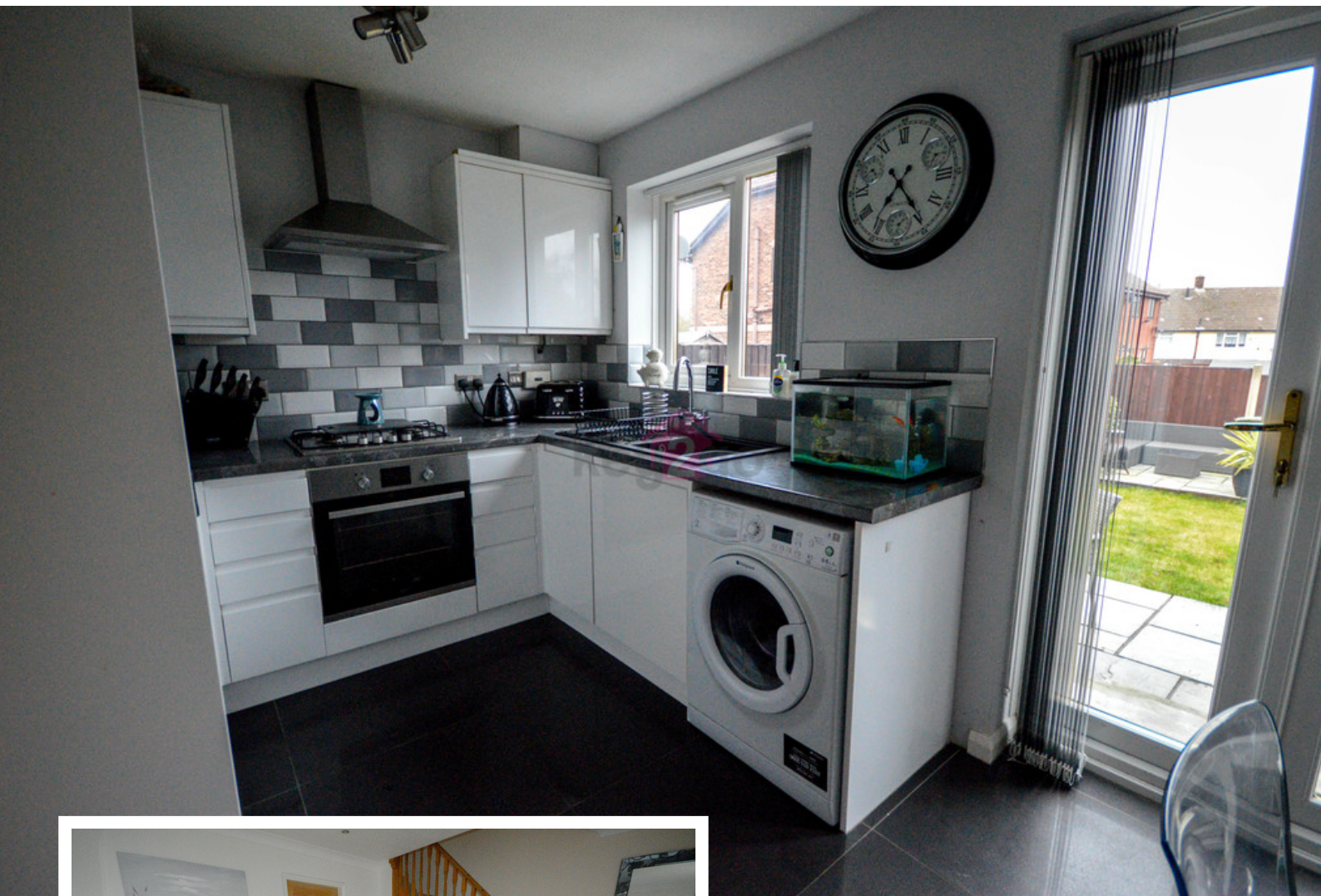


Hawthorn Road, Eckington, Sheffield, S21

NO CHAIN!! Call our sales team to arrange your viewing on this modern and deceptively spacious two bedroom mid terrace property situated in a popular residential area. Offering open plan kitchen/diner, off road parking for one car and enclosed rear garden. Within close proximity to local amenities and countryside walks. With good road links to Sheffield City Centre and the M1 Motorway. This property is ideal for first time buyers or investor!

Asking Price Of £135,000

- CHAIN FREE!
- TWO BEDROOMS
- MID TERRACE
- MODERN AND SPACIOUS THROUGHOUT
- OPEN PLAN KITCHEN/DINER



Property Description

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PORCH

Enter through UPVC door into useful porch with tiled flooring and part painted part wood panelling to walls. Ceiling light, radiator and door to lounge.

LOUNGE

12' 4" x 13' 6" (3.76m x 4.14m)

A bright and spacious lounge with carpet flooring and neutral decor. Spot lighting, radiator, central heating thermostat and window. Stair rise to first floor landing and door to kitchen/diner.



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KITCHEN/DINER

13' 6" x 7' 11" (4.14m x 2.43m)

Fitted with ample modern wall and base units, contrasting worktops and tiled splash backs. Sink with mixer tap and drainer. Oven, hob and extractor fan. Under counter space for washing machine and integrated fridge/freezer. Tiled flooring and neutral decor. Ceiling light, radiator and patio doors to rear garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, radiator and loft access. Door two bedrooms and bathroom.



BEDROOM 1

10' 11" x 10' 0" (3.35m x 3.05m)

A good sized double bedroom with neutral decor, carpet flooring and fitted sliding door mirrored wardrobes. Ceiling light, radiator and window.

BEDROOM 2

9' 6" x 6' 9" (2.92m x 2.07m)

A second good sized bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.



BATHROOM

6' 5" x 6' 3" (1.96m x 1.93m)

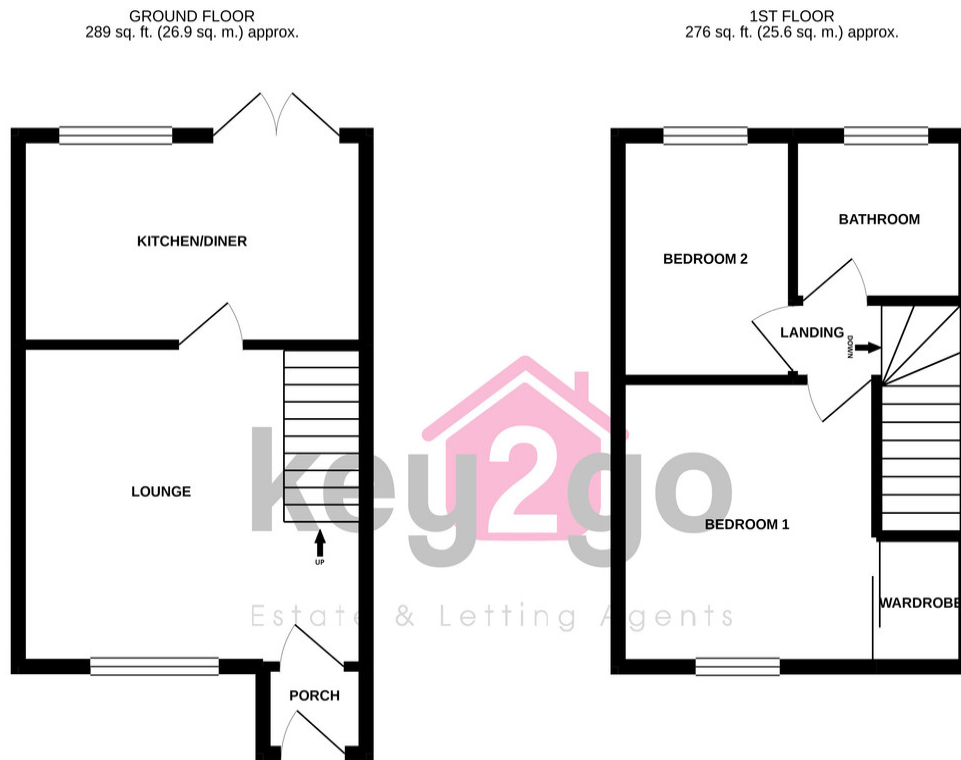
Comprising of bath with plumbed in electric shower and glass shower screen, WC and sink. Ceiling light, radiator and obscure glass window. Tiled flooring and part tiled walls.

OUTSIDE

To the front of the of the property is a lawn and path to front door. To the rear of the property is a lawn and patio area with fencing to the boundaries.



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TOTAL FLOOR AREA: 565 sq. ft. (52.5 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

A

Viewing Arrangements

Strictly by appointment

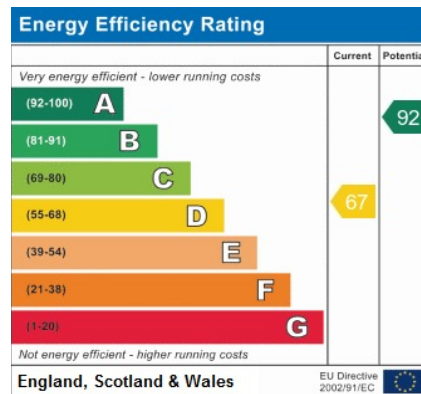
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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