



## Billam Street, Eckington, Sheffield, S21

CHAIN FREE!! A unique opportunity to purchase this large three/four bedroomed detached bungalow situated on a quiet road in a popular residential area. Having master bedroom with ensuite, conservatory and utility room. Also having ample off road parking and detached garage. Within close proximity to local amenities and countryside walks. With good road links to Sheffield City Centre and the M1 Motorway.

## Asking Price Of £235,000

- CHAIN FREE!!
- THREE/FOUR BEDROOMS
- DETACHED
- SPACIOUS THROUGHOUT
- AMPLE OFF ROAD PARKING AND DETACHED GARAGE



## Property Description

**CHAIN FREE!!** A unique opportunity to purchase this large three/four bedroomed detached bungalow situated on a quiet road in a popular residential area. Having master bedroom with ensuite, conservatory and utility room. Also having ample road parking and detached garage. Within close proximity to local amenities and countryside walks. With good road links to Sheffield City Centre and the M1 Motorway.

### HALLWAY

Enter through UPVC door with obscure glass side panel into spacious hallway with neutral decor and carpet flooring. Two ceiling lights, radiator and access to part boarded loft with fixed loft ladder. Doors to three bedrooms, bedroom four/study, bathroom, lounge and storage cupboard.

### LOUNGE

11' 9" x 16' 0" (3.59m x 4.90m)

A good sized lounge with neutral decor, carpet flooring and fireplace. Ceiling light, two wall lights and radiator. Sliding patio doors to conservatory and door to kitchen.

### CONSERVATORY

11' 11" x 10' 6" (3.65m x 3.22m)

A larger conservatory providing extra living space with carpet flooring and ceiling light. Air condition unit and two radiators making it useable all year round. Double door to outside.

## Billam Street, Eckington, Sheffield, S21



### KITCHEN/DINER

11' 3" x 10' 2" (3.44m x 3.10m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with drainer and space for freestanding cooker. Ceiling strip lighting, radiator and window to the rear. UPVC side door and door to utility room.

### UTILITY ROOM

With continued wall and base units, stainless steel sink and boiler. Space and plumbing for washing machine and vinyl flooring. Ceiling light, radiator and window.

### BEDROOM 1

11' 9" x 14' 6" (3.59m x 4.44m)

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

### ENSUITE

8' 10" x 3' 10" (2.70m x 1.18m)

Comprising of double shower cubicle with pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and flooring.

### BEDROOM 2

8' 3" x 11' 9" (2.53m x 3.60m)

A second double bedroom with painted walls, carpet flooring, fitted wardrobes and dressing table. Ceiling light, radiator and window to the front.

### BEDROOM 3

10' 2" x 10' 2" (3.10m x 3.10m)

A third double bedroom with neutral decor, carpet flooring fitted wardrobes and drawers. Ceiling light, radiator and window to the side.

### BEDROOM 4/STUDY

10' 2" x 8' 8" (3.10m x 2.66m)

An optional extra good sized room with carpet flooring and neutral decor. Ceiling light, radiator and window to the side.

### BATHROOM

8' 8" x 8' 1" (2.65m x 2.47m)

Comprising of bath with plumbed in over head shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and flooring.

### OUTSIDE

To the front of the property is a low maintenance pebbled area and low rise wall. Wrought iron gates to brick paved driveway with ample off road parking and leading to detached garage with power and lighting. To the rear of the property is a low maintenance patioed garden and side access to front. Additional storage room to the rear of the garage.

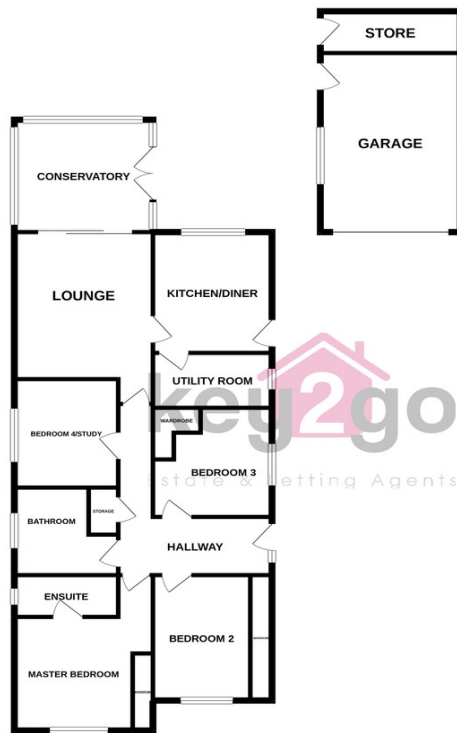
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING



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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors 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

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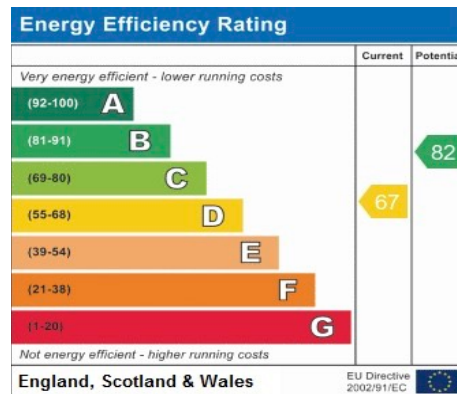
### Viewing Arrangements

Strictly by appointment

### Contact Details

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Billam Street, 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

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