



17 Fern Close | Eckington | Sheffield | S21 4HE

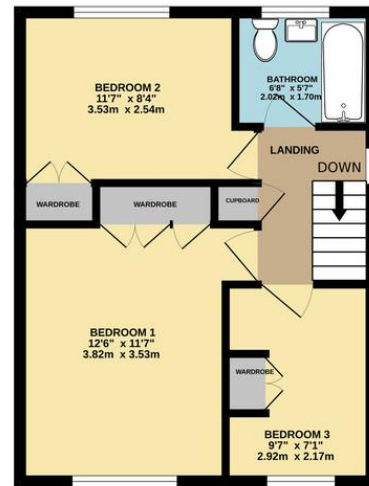
£250,000

Bell & Co Estates is excited to present this three-bedroom detached home located at the end of a quiet cul-de-sac in Eckington. Offered with no onward chain, this property is perfect for families looking for a spacious and well-maintained home in a peaceful setting. The property opens into a welcoming entrance hallway, leading to the front-facing lounge. This spacious living area features an open gas fire with a charming brick surround and integrated shelving, adding character and warmth. The separate dining room provides an ideal space for family meals and entertaining, with direct access to the kitchen. The kitchen is practical and offers garden views, with an internal door leading to the utility room, which provides additional storage and access to the garage. Upstairs, the property features two double bedrooms, both with fitted wardrobes for ample storage. The third bedroom, a good-sized single, also includes fitted wardrobes and drawers, making it a versatile space for a child's bedroom, office, or guest room. The modern family bathroom is equipped with a shower over the bath, a wash basin, and a WC, finished to a contemporary standard. To the front of the property, the grassed area and bushes provide privacy, while the driveway and garage offer off-road parking. The rear garden is private and low-maintenance, featuring a patio area, lawn, and a brick-built greenhouse/storage, perfect for gardening enthusiasts or additional storage needs.



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 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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17 Fern Close
Eckington
SHEFFIELD
S21 4HE

Energy rating

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Valid until

15 December 2034

Certificate number

2089-1610-9282-1615-3131

Property type

Detached house

Total floor area

81 square metres

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