



## Dronfield Road, Sheffield, Eckington, S21

CHAIN FREE! A unique opportunity to purchase this spacious three double bedroom, detached property. Situated a stones throw from Eckington School. On the edge of countryside with good road links.

**Guide Price £140,000 - £145,000**

- THREE DOUBLE BEDROOMS
- DETACHED PROPERTY
- SPACIOUS THROUGHOUT
- LOW MAINTENANCE PATIO AREA
- RENTED DRIVEWAY FOR £100 PER YEAR





## Property Description

**A unique opportunity to purchase this three double bedroom detached property. Benefitting from spacious lounge and dinning room. Situated in popular residential area with great local amenities and close to good schools. Situated on a main bus route.**

### LOUNGE

21' 11" x 12' 9" (6.69m x 3.91m)

A bright and spacious lounge with laminate flooring and tasteful décor. Feature log burner and Sky TV point. Two radiators, three windows, ceiling light and recess spot lighting. Double doors opening to dinning room.

### DINING ROOM

11' 0" x 12' 10" (3.36m x 3.92m)

A formal dining area with neutral décor and laminate flooring. Ceiling light, window and radiator. Stair rise to first floor landing and doors to kitchen and under stairs storage cupboard.







#### KITCHEN

8' 9" x 13' 0" (2.69m x 3.98m)

A farmhouse style kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with mixer tap and drainer. Space for range cooker, full height fridge/ freezer and automatic washing machine. Under pelmet lighting, ceiling light, radiator and two windows. Tiled flooring and built in storage cupboard.

#### STAIRS/ LANDING

Carpeted stairs rise to first floor landing with two ceiling lights, and radiator. Doors to three double bedrooms and bathroom.

#### BEDROOM 1

12' 2" x 12' 10" (3.72m x 3.92m)

A spacious double bedroom with neutral décor, carpet flooring and feature wall papered wall. Ceiling light, radiator and window with front facing views.

#### BEDROOM 2

10' 4" x 9' 8" (3.16m x 2.97m)

A second double bedroom with carpet flooring and tasteful décor. Ceiling light, radiator and window.

#### BEDROOM 3

7' 2" x 9' 8" (2.19m x 2.97m)

A third double bedroom with carpet flooring and wallpapered walls. Ceiling light, radiator and window.

#### BATHROOM

8' 9" x 13' 1" (2.68m x 4.00m)

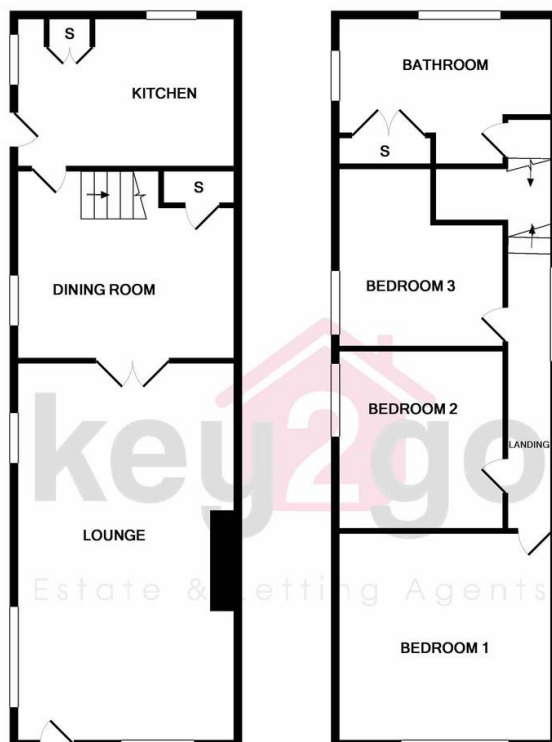
Comprising of a bath with mixer tap, electric shower and glass shower screen. Pedestal sink and low flush WC. Ceiling light, radiator and two windows. Wood effect flooring and door to storage cupboard.

#### OUTSIDE

To the rear of the property is a small low maintenance patio area. A driveway is also available for £100 per year (renting from a neighbour).



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GROUND FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(48.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

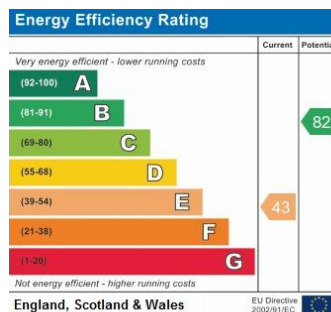
### Viewing Arrangements

Strictly by appointment

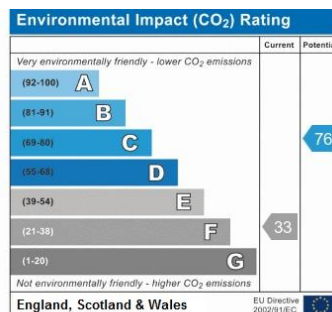
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