



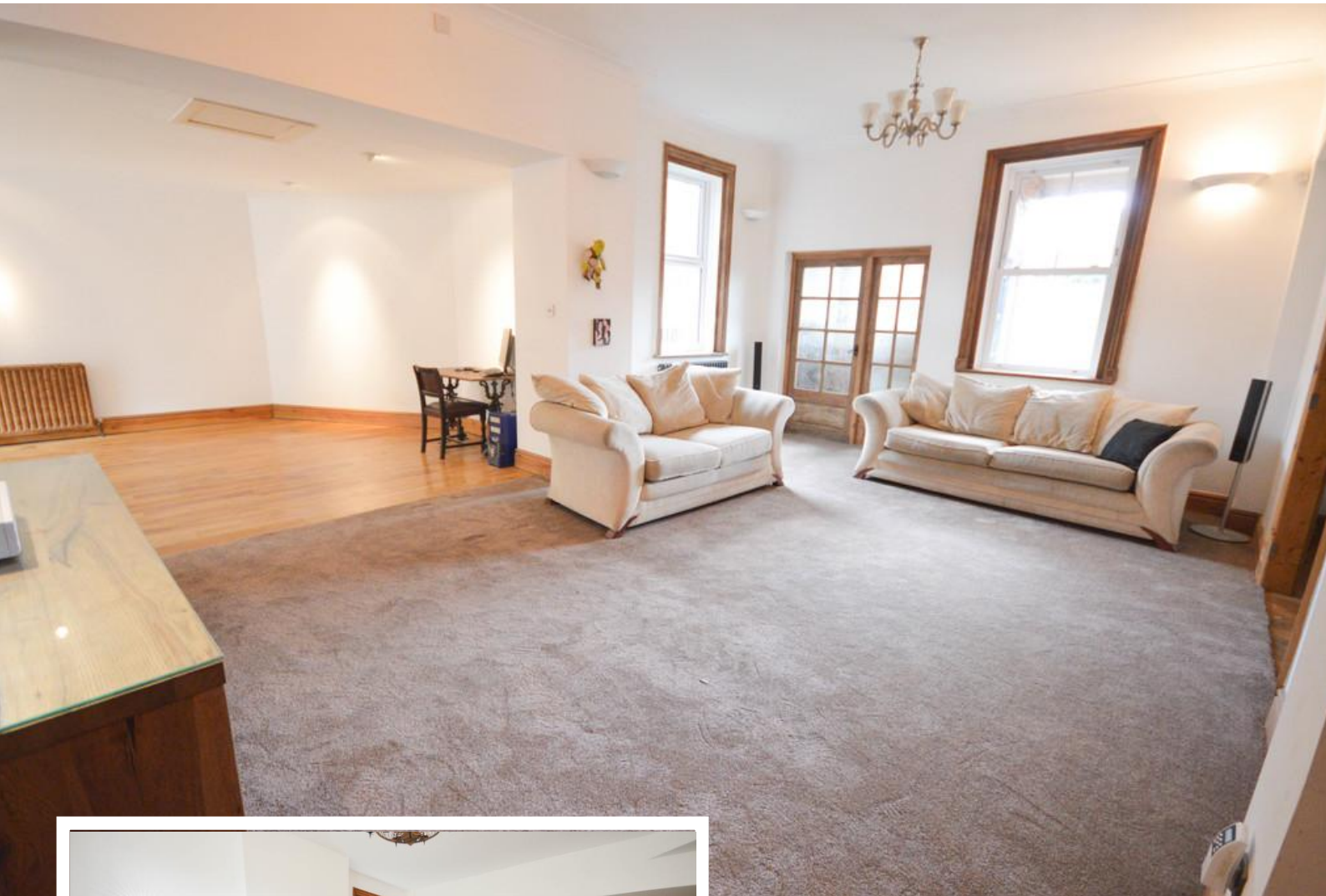
## High Street, Eckington, Sheffield, S21

Call our sales team today to arrange your viewing for this spacious four double bedroomed detached property which is situated in a popular residential area. Benefiting from off road parking and downstairs bar! The property is well positioned for fantastic local amenities and is positioned on a main bus route. With good road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

**Guide Price £425,000 - £450,000**

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- SPACIOUS THROUGHOUT
- MODERN KITCHEN AND BATHROOM
- BAR AREA





## Property Description

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### HALLWAY

Enter through composite door into hallway with neutral decor and solid wood flooring. Burglar alarm keypad, ceiling and wall lights. Doors to cellar and lounge and opening to kitchen and bar.

### LOUNGE

14'0" x 21'2" (4.28m x 6.46m)

A spacious lounge with exposed brick wall, neutral decor and carpet flooring. Ceiling and wall lights. Radiator, two windows and TV point. Door to porch and opening into play room.

### PLAYROOM

12'0" x 16'4" (3.68m x 4.98m)

Great extra living space currently used as a playroom with neutral decor and solid wood flooring. Ceiling light, radiator and door to outside.

### PORCH

With ceiling light, radiator, window, tiled flooring and housing boiler.

## High Street, Eckington, Sheffield, S21



### BAR ROOM/DINING ROOM

A bright and spacious room with built in seating area in bay window and original bar. With neutral decor, carpet flooring and two feature fire places. Two ceiling lights, wall lights, radiator and three windows. Opening to kitchen.

### KITCHEN

21' 9" x 9' 3" (6.64m x 2.84m)

Fitted with ample modern wall and base units, contrasting worktops and tiled splash backs. Ceramic one and a half sink. Space for range cooker, chimney hood extractor fan and wine cooler. Integrated dishwasher and fridge/freezer. Recess spot lighting, stylish radiator, tile effect flooring and window. Patio doors to outside and solid wood flooring leading up to doors to utility room and shower room.

### UTILITY ROOM

With part tiled walls and carpet flooring. Ceiling light, three windows, sink and housing automatic washing machine.

### SHOWER ROOM

7' 6" x 10' 9" (2.29m x 3.28m)

A spacious wet room comprising of vanity unit, wash basin and close coupled WC. Recess spot lighting, two obscure glass windows and tiled flooring.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and burglar alarm keypad. Openings to four bedrooms, shower room and bathroom.

### BEDROOM 1

14' 10" x 14' 11" (4.53m x 4.55m)

A first spacious double bedroom with neutral decor, carpet flooring and feature fireplace. Ceiling light, radiator and window with rear facing views.

### BEDROOM 2

14' 1" x 16' 5" (4.31m x 5.02m)

A second double bedroom with neutral decor, carpet flooring and feature fireplace. Ceiling light radiator and sash windows.

### BEDROOM 3

13' 7" x 11' 11" (4.15m x 3.65m) A third front facing double bedroom with carpet flooring, neutral decor and exposed break wall. Ceiling light, radiator and two sash windows.

### BEDROOM 4

14' 1" x 8' 2" (4.31m x 2.50m) A fourth double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

### SHOWER ROOM

9' 9" x 4' 10" (2.98m x 1.48m) Comprising of shower cubicle with plumbed in shower, vanity unit with wash basin and close coupled WC. Part tiled walls and tile effect flooring.

### BATHROOM

7' 5" x 8' 0" (2.28m x 2.45m) Comprising of free standing bath, vanity unit and two wash basins. Recess spot lighting, radiator and solid wood flooring.

### OUTSIDE

To the front of the property is a concrete drive way providing ample off road parking. A further driveway to the side of the property which leads to the rear with lawn, shrubs and patio/BBQ area.





## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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## EPC TO BE CONFIRMED

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