



## William Street, Eckington, Sheffield, S21

A fantastic opportunity to purchase this deceptively spacious modern three bedroom semi-detached property situated in a popular residential area. Benefitting from stylish kitchen and bathroom, off road parking for up to three cars and large enclosed rear garden. The property is well positioned close to woodland walks, main bus routes and with excellent road links to the M1 Motorway, Sheffield and Chesterfield. Ideal for a first time buyers or small families!

## Asking Price Of £160,000

- THREE BEDROOMS
- SEMI-DETACHED
- MODERN BATHROOM AND KITCHEN
- DECEPTIVELY SPACIOUS THROUGHOUT
- OFF ROAD PARKING



## Property Description

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### HALLWAY

Enter through composite door into hallway with neutral decor and tiled flooring. Ceiling light, radiator and stairs rise to first floor landing. Doors to lounge and kitchen.

### LOUNGE

10' 4" x 16' 6" (3.17m x 5.03m)

A bright and spacious lounge with neutral decor and carpet flooring. Ceiling light, two radiators and wall mounted TV point. Dual aspect windows.



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### KITCHEN/DINER

17' 4" x 8' 9" (5.30m x 2.69m)

A stunning kitchen/diner fitted with ample high gloss wall and base units, contrasting worktops and glass splash backs. Double slide and hide oven, hob and extractor fan. One and a half sink with drainer and mixer tap. Integrated fridge/freezer and washing machine. Two ceiling light, two radiators and dual aspect windows. Door to inner lobby.

### INNER LOBBY

With ceiling light and tiled flooring. Composite door to outside and large under stairs storage cupboard.

### STAIRS/LANDING

A carpet stair rise to first floor landing with window, radiator and ceiling light. Doors to three bedrooms, bathroom and access to loft.

### BEDROOM 1

13' 7" x 8' 5" (4.16m x 2.58m)

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

### BEDROOM 2

8' 9" x 9' 7" (2.67m x 2.94m)

A second front facing double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window.

### BEDROOM 3

7' 11" x 7' 10" (2.43m x 2.40m)

A good sized single bedroom with neutral decor and vinyl flooring. Ceiling light, radiator and window to the rear.

### BATHROOM

5' 11" x 6' 4" (1.82m x 1.94m)

A modern bathroom comprising of bath with mixer shower tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and mosaic tile effect vinyl flooring.

### OUTSIDE

To the front of the property is a tarmac driveway with off road parking for three cars and fencing. To the rear of the property is a generous sized enclosed lawn, brick built outhouse, fencing and hedging.

### PROPERTY DETAILS

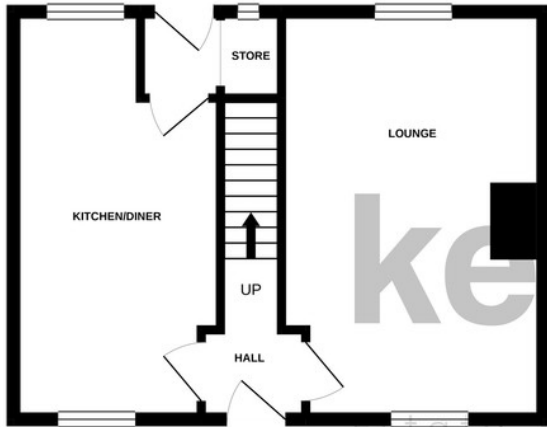
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



# William Street, Eckington, Sheffield, S21

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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

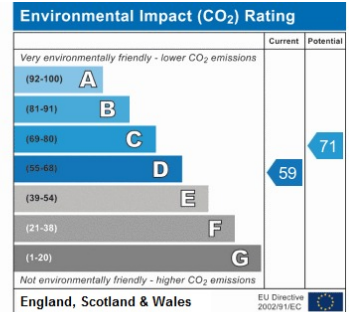
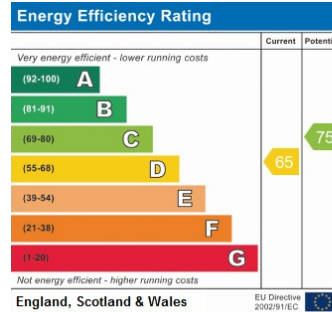
## Viewing Arrangements

Strictly by appointment

## Contact Details

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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

