



w**ards**
estate agents

5 Stead Street
Eckington, Sheffield, S21 4FY

Offers in the region of £500,000

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Offered to the open market with NO CHAIN AND IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this FOUR DOUBLE BEDROOM/TWO BATHROOM DETACHED BUNGALOW, situated in this 'tucked away' position with gardens to all sides of the bungalow. Located in the heart of the desired historic town of Eckington, with easy access to local amenities & schools, Crystal Peaks & Meadowhall shopping centres, and J30 of the M1 Motorway Transport Network.

Internally the generously proportioned accommodation benefits from gas central heating with a combi boiler, PVC double glazing, security alarm systems and offers extensive versatile accommodation including spacious entrance hall, utility room, cloakroom/WC, family reception room with contemporary fireplace, Hi-Gloss Integrated Dining Kitchen with French doors to the rear gardens. Principal double bedroom with dressing area having a range of fitted wardrobes and additional range of drawer base cupboards- access to the en suite shower room, three further double bedrooms with fitted wardrobes and family bathroom with 4 piece suite.

Long shared access driveway which is owned by the current vendors. Fabulous block paved parking space for several vehicles or caravan/camper van space, sensitive lighting and external security lighting. ATTACHED DOUBLE GARAGE

Stone flagged rear courtyard gardens with superb Limestone patio, low brick walling and areas of lawn with side established borders. Fenced boundaries. Secure gated access to the rear gardens with tree lined boundaries, well kept lawns and footpath that leads to the rear access of the garage.

Additional Information

- Built in 1986
- Driveway is owned by the owners of the property
- Gas Central Heating- Worcester Bosch Combi boiler installed in 2007 and serviced.
- uPVC Double Glazed Windows
- Wooden fascia boards
- Security Alarm System
- 20 solar panels owned
- Gross Internal Floor Area- 195.4 Sq.m/ 2102.9 Sq.Ft.
- Council Tax Band -F
- Secondary School Catchment Area -Eckington School

Spacious Entrance Hall

9'9" x 7'5" (2.97m x 2.26m)

Entrance door with obscure glazed panels. Laminate flooring and access to all of the accommodation. Laundry cupboard with cylinder water tank and useful linen storage shelves. Access via a retractable ladder to the insulated loft space with lighting.





Utility Room

6'6" x 3'7" (1.98m x 1.09m)

Comprises of base and wall units.

Cloakroom/WC

5'5" x 3'2" (1.65m x 0.97m)

Comprising of a two piece suite which includes pedestal wash hand basin and low level WC. Heated towel rail.

Integrated Dining Kitchen

26'2" x 10'8" (7.98m x 3.25m)

Refitted and comprising of a range of High Gloss base and wall units with inset sink unit and feature splash backs. Concealed downlighting. Integrated double oven, hob and extractor, integrated dishwasher and refuse bin. Space for fridge freezer. Tiled flooring. Feature coving. Archway with access to the reception room. French doors with side glazed panels onto the rear patio. Fitted kitchen blinds. Lantern roof.

Reception Room

19'7" x 14'8" (5.97m x 4.47m)

Generously proportioned family reception room with front and side aspect windows. Modern contemporary feature fireplace with marble back and hearth and gas-fire.

Front Double Bedroom One

14'6" x 9'8" (4.42m x 2.95m)

Good sized principal double bedroom with front aspect windows. Access to the en suite shower room with dressing area.

Dressing Room

11'11" x 9'9" (3.63m x 2.97m)

Range of fitted wardrobes and surplus amounts of drawer storage cupboards.

En- Suite Shower Room

9'8" x 5'11" (2.95m x 1.80m)

Being half tiled and comprising of a 3 piece suite which includes pedestal wash hand basin, low level WC and shower cubicle with electric shower. Heated towel rail.

Rear Double Bedroom Two

13'6" x 10'8" (4.11m x 3.25m)

Spacious second guest bedroom with range of double mirror fronted wardrobes. Rear aspect window.

Rear Double Bedroom Three

13'6" x 9'9" (4.11m x 2.97m)

Spacious third bedroom with range of double fronted wardrobes. Rear aspect window.

Rear Double Bedroom Four

11'11" x 7'7" (3.63m x 2.31m)

A versatile and spacious fourth bedroom with could also be used for office/study or home working space.

Family Bathroom

11'3" x 7'7" (3.43m x 2.31m)

Comprising of a four piece suite which includes a double shower cubicle with rain mains shower, pedestal wash hand basin, low level WC and free standing bath with spray attachment. Heated towel rail. Laminate flooring.

Double Garage

20'7" x 20'6" (6.27m x 6.25m)

Worcester Bosch Combi Boiler which was installed in 2007 and is serviced. Security alarm system. Space and plumbing for washing machine, space for dryer. Rear access door to the gardens.

Outside

Long shared access driveway with wrought iron gated entrance which is owned by the current vendors. Fabulous block paved parking space for several vehicles or caravan/camper van space, sensitive lighting and external security lighting. ATTACHED DOUBLE GARAGE

Stone flagged rear courtyard gardens with superb Limestone patio, low





brick walling and areas of lawn with side established borders. Fenced boundaries. Secure gated access to the rear gardens with tree lined boundaries, well kept lawns and footpath that leads to the rear access of the garage. The gardens provide an excellent space for family and social outside entertaining.!



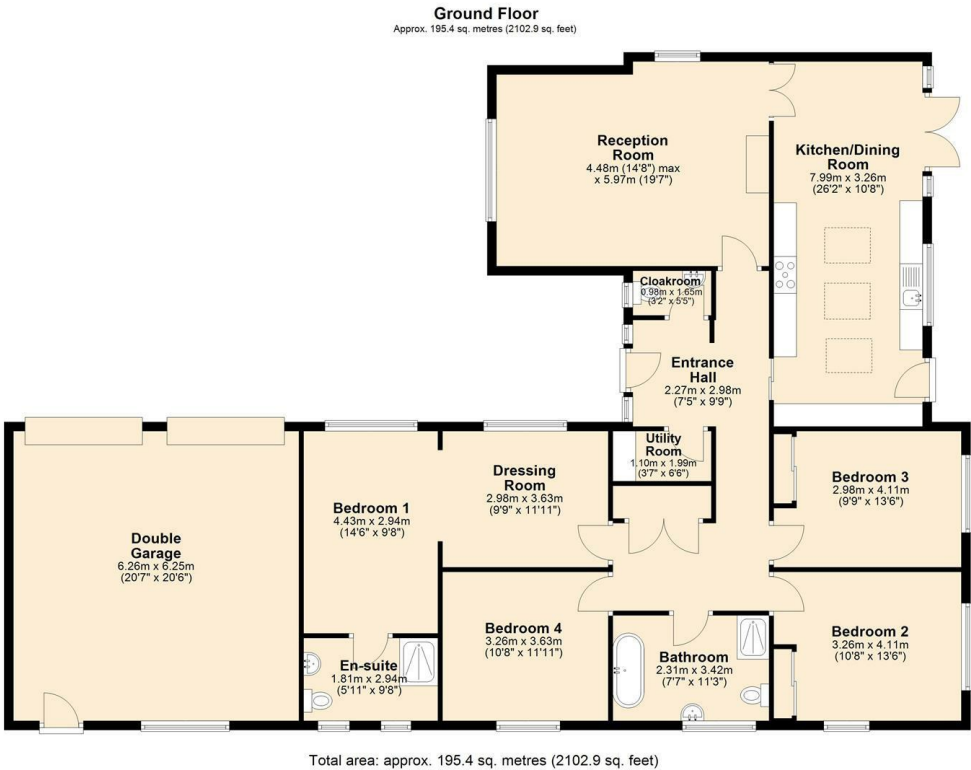
School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

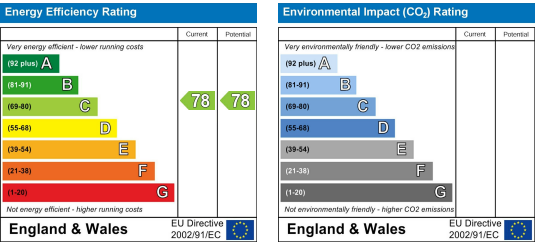
Floor Plan



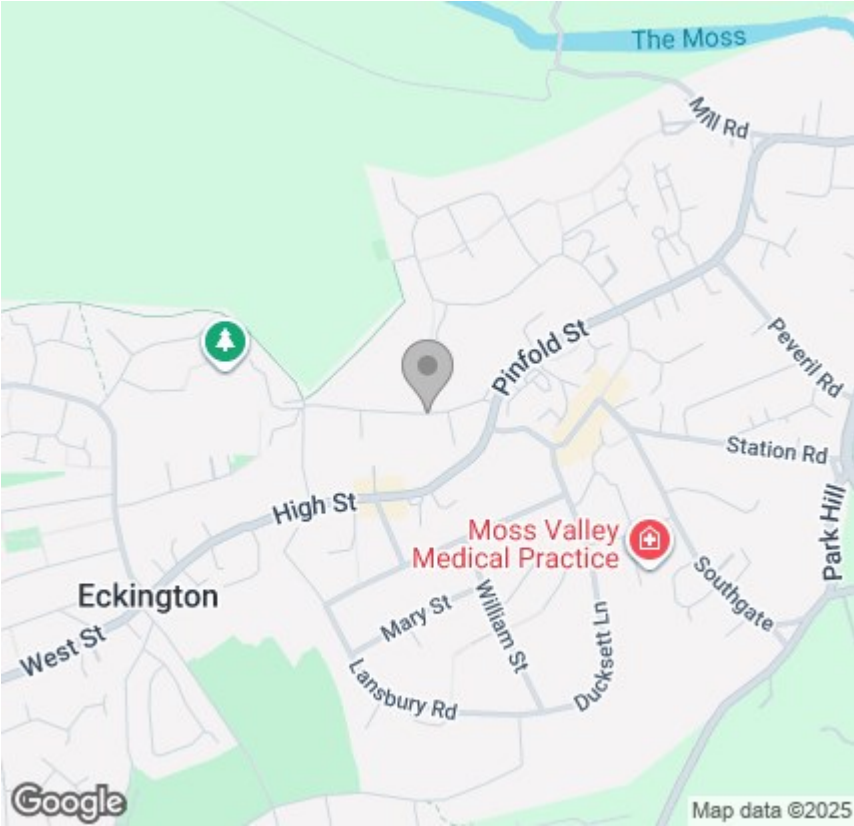
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

