



90B Staniforth Avenue, Eckington, Sheffield, S21 4GR

Saxton Mee

90B Staniforth Avenue

Eckington

£170,000

This excellent two bedroomed end town house is the perfect home for a first time buyer, couple or early retired, offering nicely presented accommodation complemented by a good size mainly lawned rear garden.

Favourably located standing within reach of a good range of local amenities including schooling with many lovely walks through surrounding countryside on the doorstep. Benefitting from a new central heating gas fired combination boiler and radiator within recent years, new uPVC double glazed windows around 2022 along with new fascias and soffits in 2021 the property also has the advantage of having an EV charging point.

Entrance porch, good size living room with a useful undertsairs store cupboard, well equipped kitchen with back door having a canopied porch. First floor landing, double bedroom one, bathroom with a white suite including electric shower over the bath. Second bedroom at the rear currently utilised as a study.

Block paved driveway leads in providing off road parking with there being a good sized rear garden set down primarily to lawn with sitting out area and useful shed.



- Excellent two bedroomed end town house
- Good size plot
- Favourably located close to amenities
- Backing onto fields and farmland
- Recent new uPVC double glazed windows
- Gas fired combination boiler and radiators recently installed
- New fascias and soffits in 2021
- Off road parking and EV charging point
- Council Tax Band A
- Tenure: Freehold EPC: D





Floor 0



Floor 1

Approximate total area⁽¹⁾
502 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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