



11 Elm Road, Eckington, Sheffield, S21 4BU

Saxton Mee

11 Elm Road

Eckington

Chain Free

£175,000

Deceptively well proportioned; this well presented three bedroomed mid town house is equally ideal for the first time buyer, couple, family or landlord having 92sqm of accommodation extending over three floors.

Originally built around 2007, the property is conveniently located close to a good range of amenities including schooling, shops and afford ease of access to Chesterfield, Dronfield, Crystal Peaks retail parks and junction 30 of the M1 motorway.

Offered for sale with vacant possession and no upward chain, the property which has uPVC double glazing and gas central heating via an "iMini combination boiler" briefly comprises: hall, downstairs cloakroom/WC, well equipped kitchen, living/dining room, landing, double bedroom one at the rear, large single bedroom and bathroom with a three piece white suite with shower attachment. Nicely proportioned second floor master bedroom.

Outside: forecourt parking, enclosed rear garden being fenced with block paved patio.



- Nicely proportioned with 92sqm of accommodation over three floors
- Convenient location for Sheffield, Chesterfield, Dronfield and Crystal Peaks
- Vacant possession and no upward chain
- Off road parking
- Gas central heating and double glazing
- EPC: C
- Council Tax Band A
- Tenure: Freehold





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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