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**Highwood Place, Eckington, Sheffield, S21 4GP**

**£117,500**

\*\*RECENTLY REDUCED FOR A QUICK SALE\*\* Sell and Save are pleased to offer this delightful TWO bedroom town house set in a quiet cul de sac in a much sought after, convenient and well regarded area. The property sits back from the road behind a green area planted with mature trees, part of which belongs to the property. This area leads onto the rear garden, this accommodation briefly comprises: a ground floor entrance through a porch that leads to the stylish living room, which in turn give access to the well-stocked dining kitchen with French style doors out to the enclosed and private south facing rear garden. Stairs give access to the first floor where there are two double bedrooms with fitted wardrobes and then onto a fully tiled family bathroom with a white suite with shower over bath and a Combination Boiler. The property boasts gardens both front and rear. At the rear of the property the enclosed south facing garden backs on to an extensive green space which can be accessed from the rear back gate. There is an area at the front with communal parking bays. Call us for



LOUNGE



KITCHEN / DINER



GARDEN

- Two Double Bedroom Town House
- Contemporary Lounge
- Modern Kitchen Diner
- Laminate Floors
- Fully Tiled Bathroom with White Suite and Shower over Bath
- Fitted Wardrobes to Both Bedrooms

## ENTRANCE PORCH

1.26 x 0.93 (4'2" x 3'1") A handy porch to the front aspect of the property for coats and shoes, the meters are located here.

## LOUNGE

5.41 x 3.53 (17'9" x 11'7") A spacious and contemporary lounge with modern decor, there are two focal points of this room, a lovely glass block wall underneath the stairs and a fireplace with surround housing a brushed metal electric fire and surround. The room also has decorative coving, an eye catching staircase, a radiator, uPVC window, TV aerial points at each end of the room and laminate floor covering.

## KITCHEN / DINER

3.53 x 2.67 (11'7" x 8'9") A well stocked and practical kitchen that open out to the rear garden. This is a high gloss white kitchen with dark resin worktop and high gloss black tiles. There are eye level units, two with glass doors, cornice and light pelmet, stainless steel sink, quarter bowl and drainer, 4 ring gas hob, integrated oven, space for washing machine, fridge and freezer. The kitchen has enough room for dining and French style double doors with a window to each side bringing in plenty of natural light.

## BEDROOM 1

3.53 x 2.90 (11'7" x 9'6") A good sized double bedroom to the front aspect with neutral decor, uPVC window, fitted wardrobes and dressing table with drawers, carpet floor cover, TV aerial point and radiator.

## BEDROOM 2

3.53 x 2.75 (11'7" x 9'0") A good size double bedroom to the rear aspect with neutral decor, uPVC window, fitted wardrobes and dressing table with drawers, carpet floor cover and radiator.

## BATHROOM

2.61 x 1.49 (8'7" x 4'11") The bathroom is tiled from ceiling to floor, has a bath with integrated mixer shower from the boiler, low flush WC, pedestal wash hand basin, chrome towel radiator, vinyl floor cover and a storage cupboard that is home to a condensing combination boiler.

## GARDEN

A lovely low maintenance garden that is not overlooked, there is a decking area on exit from the kitchen, steps up to a lawn area with planting beds, there is a gate access at the top of the garden.

## GENERAL INFORMATION

Tenure - Freehold

Council Tax Band - A

Energy Performance Certificate - Rating C

Total Approx Floor Area 56.7 sq m (611 sq ft)

Double Glazing

Gas Central Heating ( Condensing Combi Boiler)

## LOCATION

Eckington village is steeped in local history, conservation areas and offers a host of superb local amenities within a ten minute walk of the property including schools and a local supermarket, GP surgery, library, swimming baths/ leisure centre, post office, bank, shopping facilities and superb local restaurants and gastro style eateries in the surrounding areas. Ideally situated for access for Eckington Woods which is paradise for dog walkers and nature lovers. With great links to the M1 and motorway networks, Sheffield city centre and nearby Crystal Peaks shopping centre. Renishaw Hall plus local surrounding countryside and walks on the Pennine trail provide plenty of choice for walkers. The area is popular with buyers of all ages and has excellent bus routes with regular bus service between Chesterfield and Sheffield and Eckington bus station offering services further afield.

**DISCLAIMER**  
GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are traveling some distance to view.

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

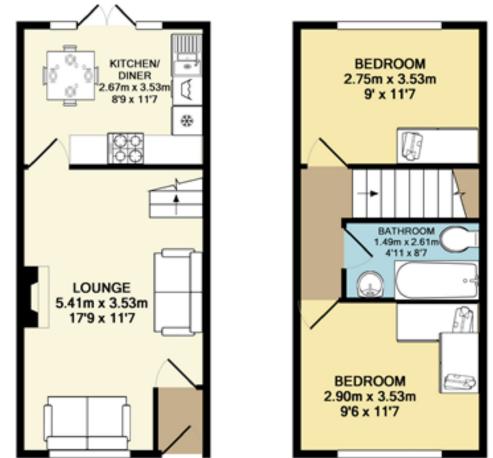
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**BEDROOM 2**



**BATHROOM**



GROUND FLOOR  
APPROX. FLOOR  
AREA 28.4 SQ.M.  
(305 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 28.4 SQ.M.  
(305 SQ.FT.)

TOTAL APPROX. FLOOR AREA 56.7 SQ.M. (611 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## FLOOR PLAN

| Energy Efficiency Rating                                |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|---|--|-----------|
|   |   | Current  | Potential |
| Very energy efficient - lower running costs<br>(92-100) | A | 73   | 77        |
| (81-91)   | B |  |           |
| (69-80)   | C |  |           |
| (55-68)   | D |  |           |
| (39-54)   | E |  |           |
| (21-38)   | F |  |           |
| (1-20)  | G |  |           |
| Not energy efficient - higher running costs             |   |  |           |
| EU Directive 2002/91/EC                                 |   |  |           |
| England & Wales   |   | England & Wales                                |           |