



## Washington Road, Ecclesfield, S35

£795 Per Calendar Month

- TWO BEDROOM TERRACED HOME
- NEWLY DECORATED
- OFF ROAD PARKING
- GREAT PUBLIC TRANSPORT LINKS AND MOTORWAY ACCESS
- BOND - £917
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- RENT - £795
- COUNCIL TAX BAND A - £1,589.38



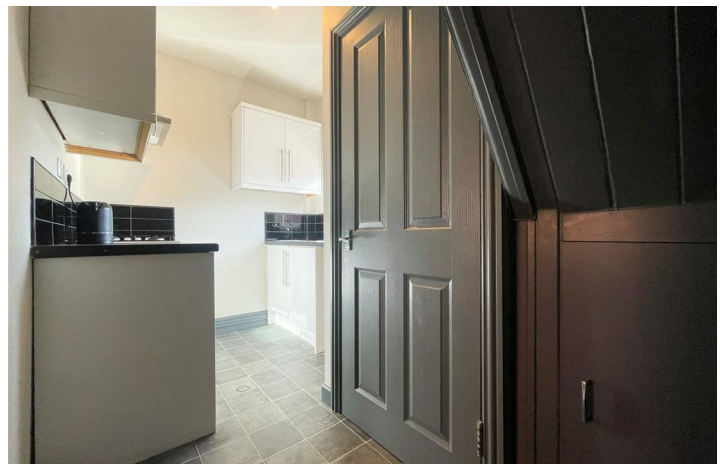
# Washington Road, Ecclesfield, S35

This well presented two bedroom terraced home is well situated in Ecclesfield, S35 and close to local amenities, good public transport links and great motor way access. The property benefits from having been recently decorated and provides a low maintenance rear garden and off road parking.

The home briefly comprises of; Spacious lounge; Kitchen; Stairs rising to first floor landing; Double bedroom one; Family bathroom; Further stairs to attic bedroom two.  
To the outside an enclosed rear garden and off road parking for one vehicle.



Council Tax Band: A



## **LOUNGE**

Entered via uPVC obscure glazed door; Having; Wooden flooring; Decorative fireplace with wooden mantel and marble earth; Front facing uPVC double glazed windows; Central heating radiator; Feature wall paper and remaining painted walls; Wall lights Ceiling light point;

## **KITCHEN**

A good combination of sleek white wall, base and draw units; Black marble affect worktop top; Black tiled splashback; Integrated electric oven with four ring gas hob and extractor fan above; Integrated stainless steel sink, drainer and tap; Space and plumbing for washing machine; uPVC double glazed window to the rear elevation; Painted walls; Tiled effect vinyl flooring; Under stairs storage cupboard; Space for free standing fridge/freezer; Solid door accessing inner hallway;

## **INNER HALLWAY**

With; Tiled effect vinyl flooring; Stairs rising to the first floor landing; Painted walls; Part glazed obscure uPVC door to rear garden;

## **STAIRS & LANDING**

Carpeted stairs and landing; Painted wooden handrail; Painted walls; Solid doors accessing bedroom one and bathroom; Part glazed door accessing further stairs rising to attic bedroom two; Ceiling light point

## **BEDROOM ONE**

Benefiting from; Front facing uPVC double glazed window; Useful built in wardrobes; Carpet flooring Central heating radiator; Painted walls; Ceiling light point;

## **BATHROOM**

Three piece suit comprising off; Panelled bath with wall mounted shower; Pedestal wc and sink; Tiled effect vinyl flooring; Central heating radiator; Tiled walls to wet areas; Obscure uPVC double glazed window to the rear elevation; Spot lights;

## **STAIRS RISING TO ATTIC BEDROOM**

Having; Useful built in storage cupboards housing boiler and linen closet; Carpeted flooring; uPVC double glazed window to rear elevation; Central heating radiator; Painted wooden handrail and banister; Painted walls;

## **ATTIC BEDROOM TWO**

With; Carpet flooring; Central heating radiator; Velux

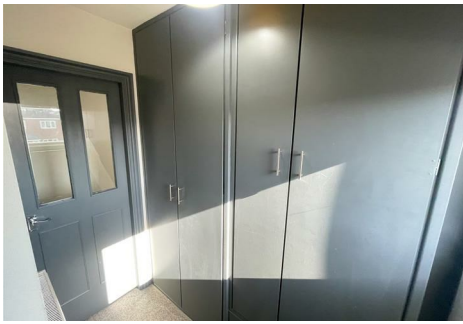
window; Under eave storage; Painted walls; Ceiling light point;

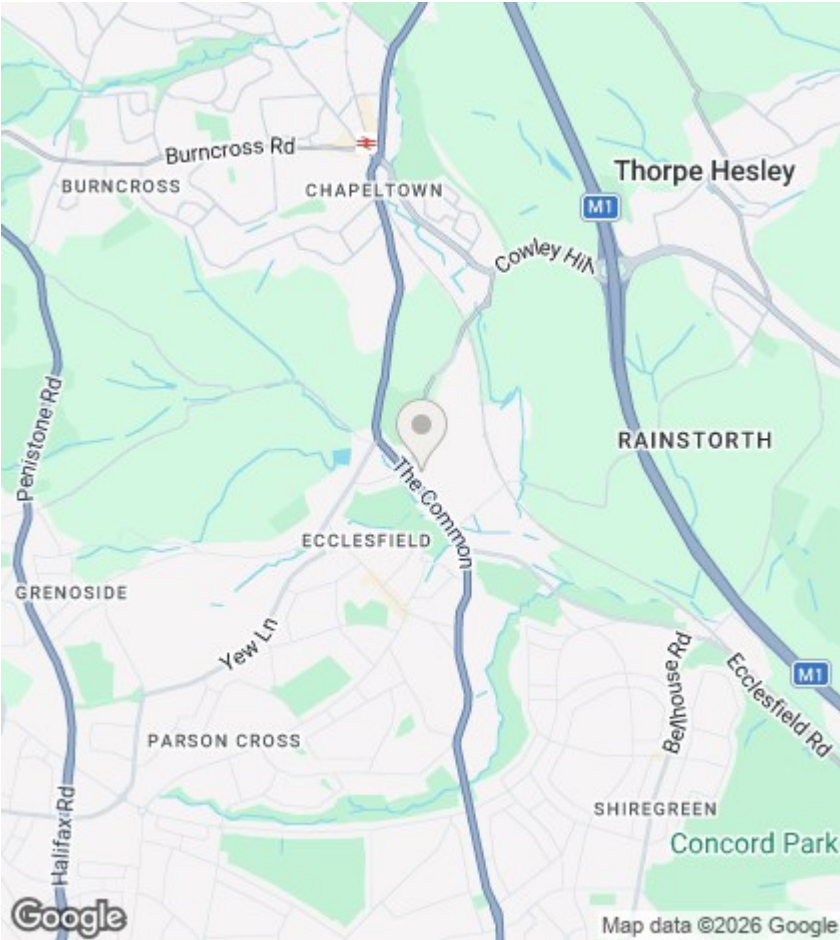
## **OUTSIDE**

Low maintenance gravelled rear garden with paved patio and path; Wooden fence borders with gate accessing off road parking for one vehicle.









Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 