



The Coach House, 77 Brighton Terrace Road, Crookes, Sheffield, S10 1NT



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Offers In The Region Of

£340,000

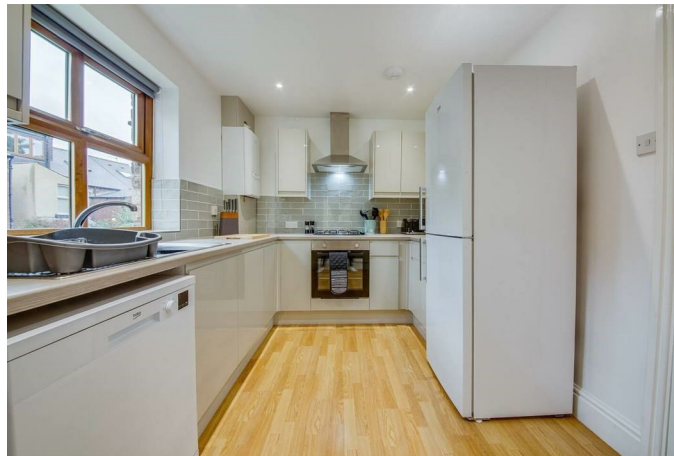
**** NO ONWARD CHAIN ****

A rare and exciting opportunity has arisen to acquire The Coach House, set back within a peaceful and secluded courtyard, offering spacious living accommodation with two reception rooms, three double bedrooms and a private garden with lawn and patio seating area.

Briefly, the accommodation comprises: welcoming entrance hallway with downstairs W.C. Family lounge with TV point and a front facing window. Separate dining room. A modern fitted kitchen having a range of contemporary units, space for a washing machine, dishwasher and fridge/freezer. To the first floor are three large double bedrooms, a spacious landing with ample room for a desk, and a modern fitted shower room with W.C, wash basin and central heating radiator.

Externally there is off road parking for two vehicles, a private lawn and patio seating area.

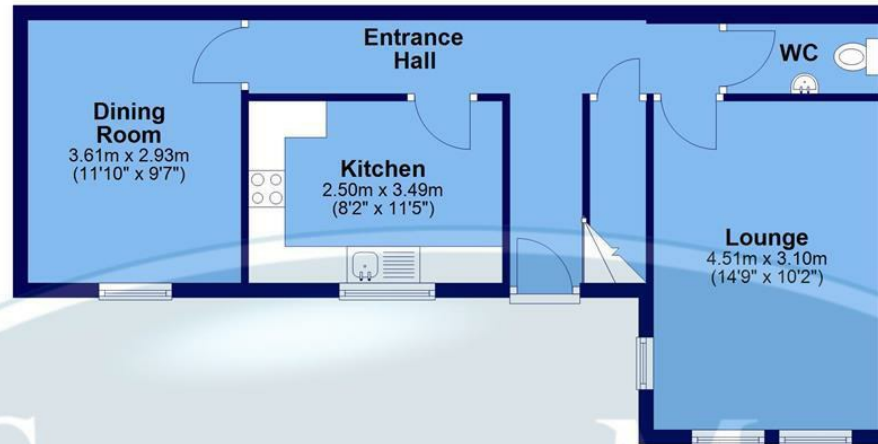
- No Onward Chain
- Delightful Stone Built Property
- Private Location Set Back From The Road
- Off Street Parking
- Three Double Bedrooms
- Excellent School Catchment And Local Amenities
- UPVC Double Glazing And Gas Central Heating
- Freehold
- EPC Rating C/Council Tax Band C
- Viewing Via Banner Cross Office





Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.8 sq. feet)



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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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