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**3 Cockshutt Drive, Sheffield**

Sheffield

Guide Price **£330,000**

# 3 Cockshutt Drive

Sheffield, Sheffield

\*\*\*\*GUIDE PRICE: £330,000 - £345,000 \*\*\*\* A great opportunity has arisen to take possession of this stylish and modern three bedroomed semi-detached family home, ideally located in the heart of this much sought after and quiet residential suburb with an abundance of green spaces as well as a wealth of local amenities and reputable local schools all within easy walking distance. The property has been tastefully finished throughout and has scope for expansion to both the rear and side (pending planning permission). Briefly consists of entrance hallway, lounge, dining room, kitchen, two double bedrooms, single bedroom and family bathroom. Outside is ample off road parking and to the rear is a large south facing garden and detached garage.

Council Tax band: C

Tenure: Freehold

- THREE BEDROOMED SEMI-DETACHED FAMILY HOME
- ENVIALE LOCATION
- FANTASTIC SOUTH FACING GARDEN
- SURROUNDED BY GREEN SPACES
- TWO RECEPTION ROOMS
- PERFECT FOR GROWING FAMILIES
- REPUTABLE LOCAL SCHOOLS
- WEALTH OF LOCAL CAFES AND SHOPS
- DETACHED GARAGE
- OFF ROAD PARKING





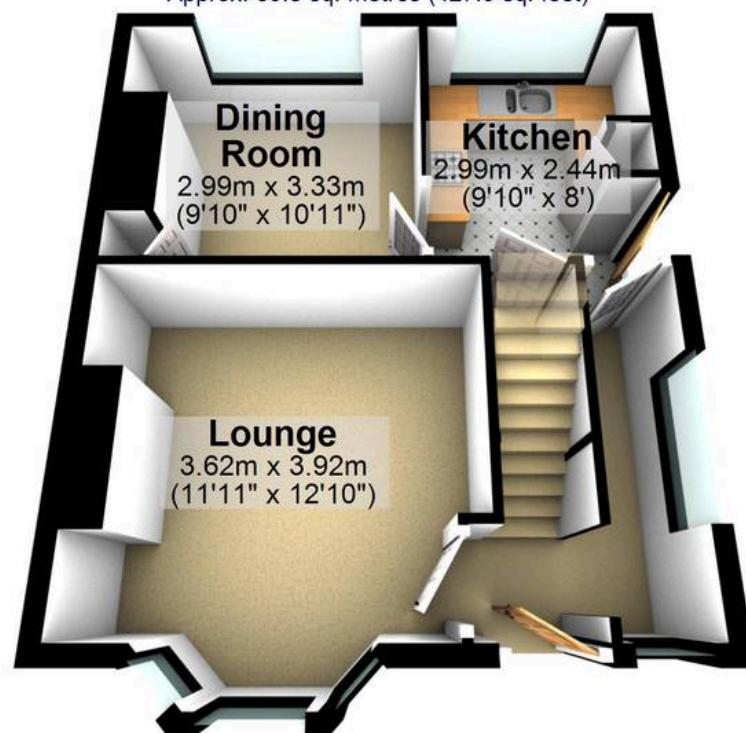
## Garage

Approx. 14.0 sq. metres (150.6 sq. feet)



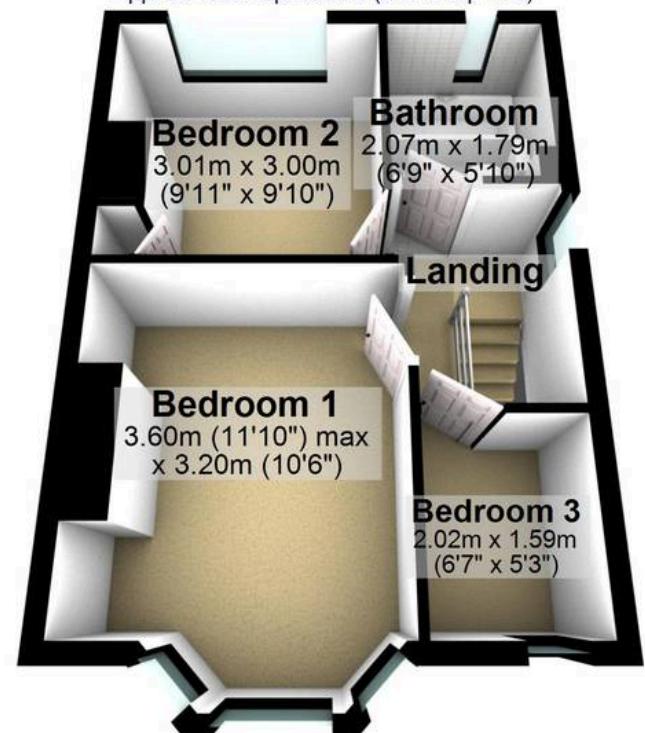
## Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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