



Backmoor Road, Sheffield

welcome to

Backmoor Road, Sheffield

GUIDE PRICE 280,000-£290,000***We are delighted to present to you this beautiful three Bedroom semi-detached home in the popular S8 postcode. Property benefits from excellent living accommodation, you don't want to miss out!! Close to great local amenities, Graves Park and schools.



We are delighted to present this fantastic three bedroom property located in the popular postcode of S8. Offering beautiful living accommodation this family home is one not to be missed. After entering the property you will be met with an entrance hall way which opens up to a cosy lounge, a dining room which also leads to an excellent conservatory. At the end of the hall is a kitchen which benefits from integrated appliances. On the first floor you will find two double bedroom, a third bedroom and a modernised family bathroom. Outdoors there is a generous rear garden perfect for children or family gatherings and a large driveway and garage.

Entrance Hall

Cloakroom

Lounge

14' 2" into bay x 11' 10" (4.32m into bay x 3.61m)

Dining Room

11' 11" x 11' 5" (3.63m x 3.48m)

Kitchen

15' 8" x 6' 1" (4.78m x 1.85m)

Conservatory

9' 9" x 8' 5" (2.97m x 2.57m)

Bedroom 1

14' 2" x 11' 4" into bay (4.32m x 3.45m into bay)

Bedroom 2

12' x 11' 4" (3.66m x 3.45m)

Bedroom 3

6' 5" x 7' 7" (1.96m x 2.31m)

Bathroom

Garage



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Backmoor Road, Sheffield

- GUIDE PRICE £280,000 - £290,000
- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- BEAUTIFUL LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: D

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SBC107009](https://www.williamhbrown.co.uk/Property/SBC107009)



Property Ref:
SBC107009 - 0008

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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