







### welcome to

## **Pavilion Way, Sheffield**

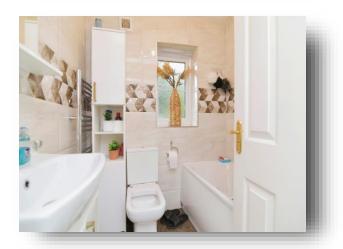
\*\*\*GUIDE PRICE £180,000 - £190,000\*\*\* A modern three bedroom semi-detached family home in the Popular S5 postcode. Offering spacious living accommodation throughout, off street parking, a rear garden and easy access to great local amenities, you don't want to miss out!!













# **Ground Floor Accommodation Entrance Hall**

With a GCH radiator, side window and new composite door.

#### Lounge

15' 9" maximum x 14' 6" maximum ( 4.80m maximum x 4.42m maximum )

With a front facing window and two GCH radiators.

#### Kitchen

14' 2" maximum x 8' 2" maximum ( 4.32m maximum x 2.49m maximum )

With a rear facing window and French doors. Additionally there is free standing appliances, a GCH radiator, under the stairs pantry, an extractor above gas hob and an electric oven.

#### **Downstairs W/C**

With a front facing window, GCH radiator, sink basin and low flush w/c.

# First Floor Accommodation Bedroom One

13' 4" maximum x 8' 4" maximum ( 4.06m maximum x 2.54m maximum )

With a front facing double glazed window and a GCH radiator.

#### **Bedroom Two**

10' 8" maximum x 8' maximum ( 3.25m maximum x 2.44m maximum )

With a rear facing window and GCH radiator.

#### **Bedroom Three**

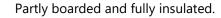
10' 2" maximum x 5' 10" maximum ( 3.10m maximum x 1.78m maximum )

With a GCH radiator and a front facing double glazed window.

#### **Bathroom**

With a side and rear facing window, low flush w/c and shower over bath.

#### **Loft Space**







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- GUIDE PRICE £180,000 £190,000
- FANTASTIC THREE BEDROOM FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- REAR GARDEN AND DRIVE
- LESS THEN 2 MILES AWAY FROM THE NORTHERN GENERAL HOSPITAL

Tenure: Freehold EPC Rating: D

guide price

£180,000









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Property Ref: SBC106465 - 0009 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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