



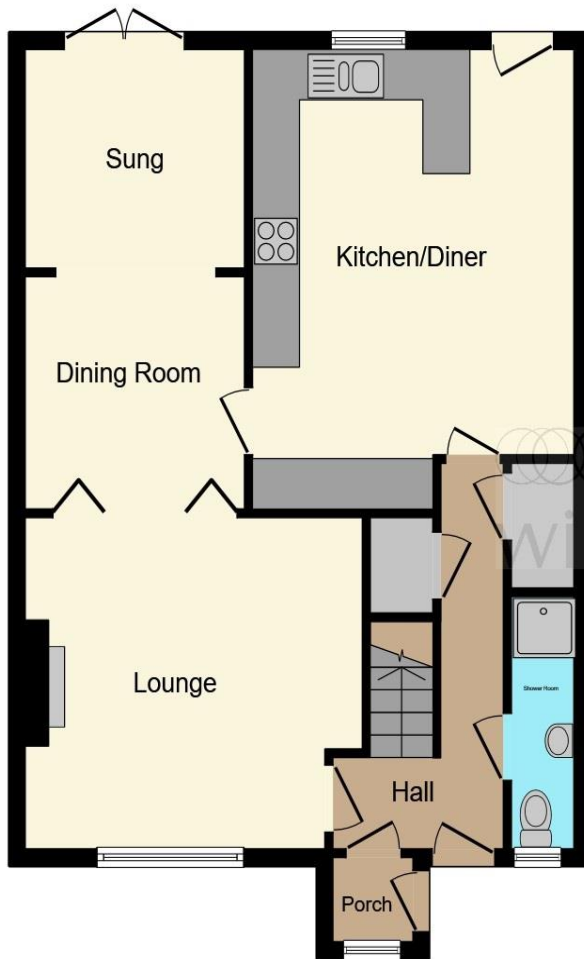
Spoonhill Road, Sheffield

welcome to

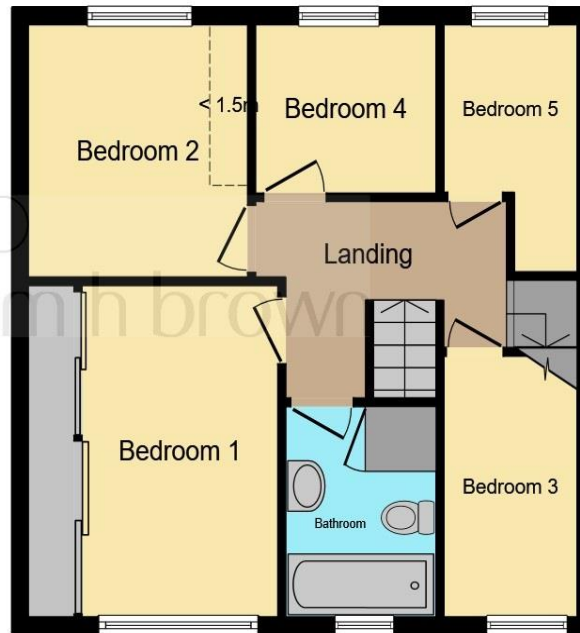
Spoonhill Road, Sheffield

GUIDE PRICE £290,000 - £300,000 - A beautiful five bedroom family home offering well- presented living accommodation, off street parking and an enclosed rear garden. Situated within the S6 postcode this home is close to local amenities and excellent transport link.

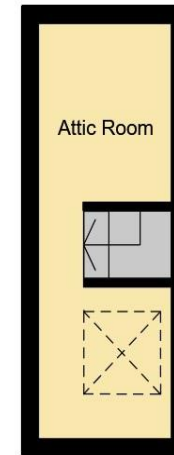




Ground Floor



First Floor



Second Floor

Ground Floor Accommodation

Kitchen

17' 9" maximum x 13' 5" maximum (5.41m maximum x 4.09m maximum)

Lounge

13' 7" maximum x 13' maximum (4.14m maximum x 3.96m maximum)

Dining Room/ Snug

20' 8" maximum x 9' 2" maximum (6.30m maximum x 2.79m maximum)

Shower Room

10' 1" maximum x 9' 2" maximum (3.07m maximum x 2.79m maximum)

First Floor Accommodation

Bedroom One

12' 11" maximum x 8' 5" maximum (3.94m maximum x 2.57m maximum)

Bedroom Two

9' 10" maximum x 9' 2" maximum (3.00m maximum x 2.79m maximum)

Bedroom Three

10' 9" maximum x 5' 11" maximum (3.28m maximum x 1.80m maximum)

Bedroom Four

7' 3" maximum x 7' 1" maximum (2.21m maximum x 2.16m maximum)

Bedroom Five

10' 9" maximum x 5' 11" maximum (3.28m maximum x 1.80m maximum)

Bathroom

Second Floor Accommodation

Attic Room

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Spoonhill Road, Sheffield

- GUIDE PRICE £290,000 - £300,000
- FIVE BEDROOM SEMI-DETACHED HOUSE
- OFF-STREET PARKING
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS AND GENEROUS KITCHEN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SBC107286](https://www.williamhbrown.co.uk/Property/SBC107286)



Property Ref:
SBC107286 - 0007

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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