





142 Arnold Avenue

Sheffield • South Yorkshire • S12 3JE

Guide Price £280,000 to £300,000

A well maintained, generously proportioned 3 bedroom semi-detached house in Charnock, S12. This beautiful family home boasts far reaching views from the rear aspect, uPVC conservatory, combination gas centra heating, double driveway and an integral garage. Composite entrance door to hallway with laminate flooring, cloaks cupboard and further downstairs store cupboard. Kitchen fitted with a range of wall and base units with an Oak effect frontage, granite effect worktops, integrated 4 ring gas hob, fan assisted electric oven and extractor hood, space for a fridge freezer and dishwasher, laminate flooring, stunning views, side courtesy door to the garage which has an electrically operated up and over door, to the rear of the garage is a utility area with space for a washing machine and tumble dryer. Lounge with marble feature fire surround, granite hearth with electric fire. Dining Room with raised granite hearth, electric fire and uPVC patio door to the conservatory with far reaching views and French doors to the garden. Upstairs are 3 bedrooms all with wardrobes and a family bathroom with a 4-piece suite including a separate shower, full tiling and downlighters. Outside to the front is a driveway for 2 cars and access to the attached garage. To the rear is a fully enclosed rear garden with far reaching beautiful views, with decked patio area and further flagged patio. All fully enclosed by rustic fencing. Arnold Avenue is ideally located in Charnock which is a popular residential area, known for its excellent amenities, links to Sheffield city centre and the M1 Motorway, Sheffield Super Tram networks and good local Schools.

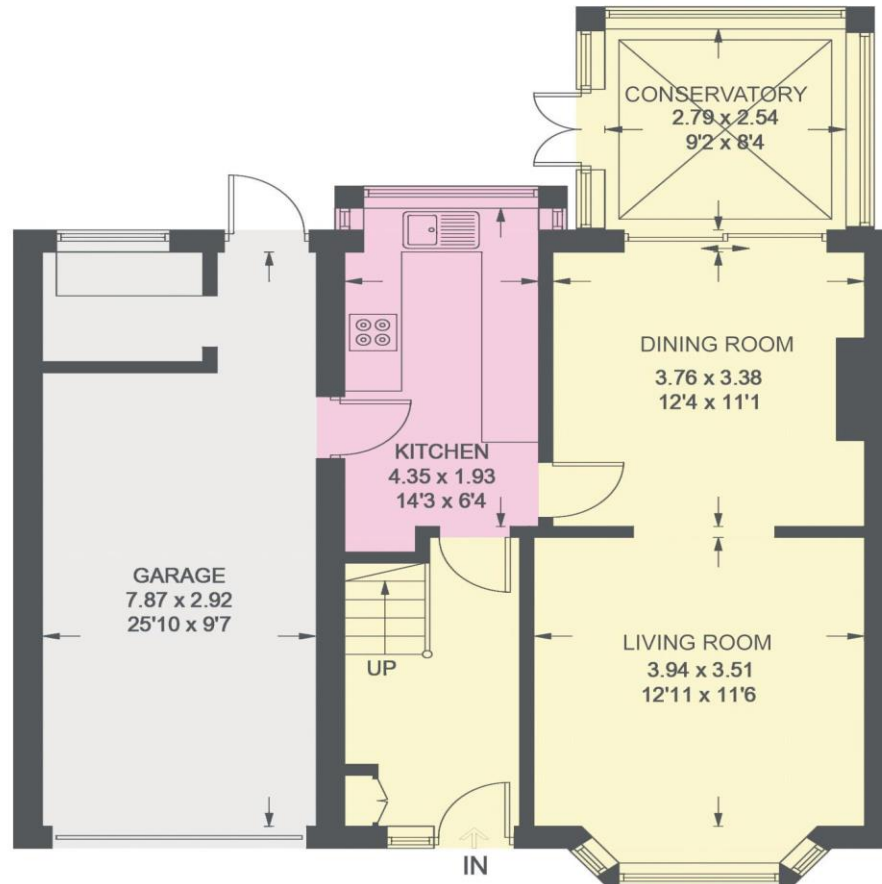


- Semi detached house
- Superb Views
- 3 Bedrooms
- Well Presented
- Gas Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden With Views
- Generous Off Street Paking
- Sought After Location
- Council Tax Band C - EPC D Rating

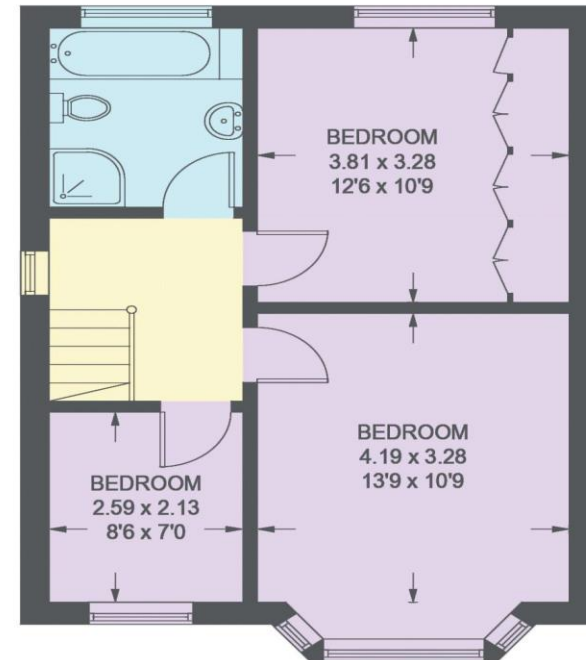


142 ARNOLD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 122.9 SQ M / 1323 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
78.7 SQ M / 847 SQ FT



FIRST FLOOR
44.2 SQ M / 476 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.