



## 43 Brackenfield Grove, Sheffield, S12 4XS

Offers In The Region Of £220,000

- SEMI DETACHED HOUSE
- GCH
- OFF ROAD PARKING
- MUCH LOVED FAMILY HOME
- FOUR BEDROOMS
- UPVC DOUBLE GLAZED
- POPULAR AND CONVENIENT LOCATION
- THREE RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- NO CHAIN



# 43 Brackenfield Grove, Sheffield S12 4XS

Andersons are delighted to offer to the open market, with the benefit of no chain, this lovely, extended FOUR bedroom semi-detached home. Situated in a much sought after residential area, close to a range of local amenities including well regarded schooling for all ages, access to good road networks into the city and out to the motorway networks, shops and larger retail outlets at Crystal Peaks and Drakehouse. The property benefits from uPVC double glazing, gas fired central heating and it stands in enclosed low maintenance gardens with off road parking for two cars to the front.



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### PORCH

6'3" x 3'3"m

Being of UPVC construction and having a double glazed entrance door, double glazed side panels and a central heating radiator.

#### DINING ROOM

16'3" x 6'9"

A good sized formal dining room which benefits from feature beams to the ceiling, a central heating radiator and glazed patio doors which lead into;

#### CONSERVATORY

8'6" x 7'3"

Being of UPVC construction and having an electric radiator and door leading out onto the rear garden.

#### LIVING ROOM

17'3" 11'1"

A well presented, light and airy reception room which benefits from a UPVC bay window, a further UPVC window, two central heating radiators, coving to the ceiling and a feature fireplace with coal effect gas fire.

#### HALLWAY

Having a rear facing UPVC entrance door, a central heating radiator and staircase leading to the first floor accommodation.

#### CLOAKROOM W/C

Having a WC (with sanitary macerator), wash hand basin, and tiled splashbacks\*

#### KITCHEN

11'1" x 7'6"

Being fitted with a comprehensive range of units above and below roll top works surfaces. Incorporated within is a single drainer, stainless steel sink with mixer tap. There is space and plumbing for an automatic, washing machine and dishwasher and space for a freestanding cooker, fridge and freezer. There is also a rear facing uPVC double glazed window, coving to the ceiling and a wall mounted Ideal central heating boiler.

### FIRST FLOOR

#### LANDING

Having a central heating radiator and access is provided to the loft storage space.

#### BEDROOM ONE

11'1" x 10'9"

Having a front facing UPVC double glazed bay window, a central heating radiator, coving to the ceiling and a range of built in wardrobes and storage.

#### BEDROOM TWO

8'8" x 7'6"

Having a rear facing UPVC double glazed window, a central heating radiator and built in wardrobes.

#### BEDROOM THREE

8'6" x 6'5"

Having a front facing UPVC double glazed window, a central heating radiator and coving to the ceiling.

#### BEDROOM FOUR

16'3" x 6'9"

Currently utilised as an office and reading room but would make a



good size bedroom and possibly with a little work it could be divided into two rooms. Benefiting from front and rear facing UPVC double glazed windows, built in shelving and a central heating radiator.

### SHOWER ROOM

8'4" x 5'1"

Fitted with a three piece suite comprising of a shower cubicle with electric shower, low flush w/c and vanity wash hand basin. There are tiled splash backs, a central heating radiator and a rear facing uPVC double glazed window.

### OUTSIDE

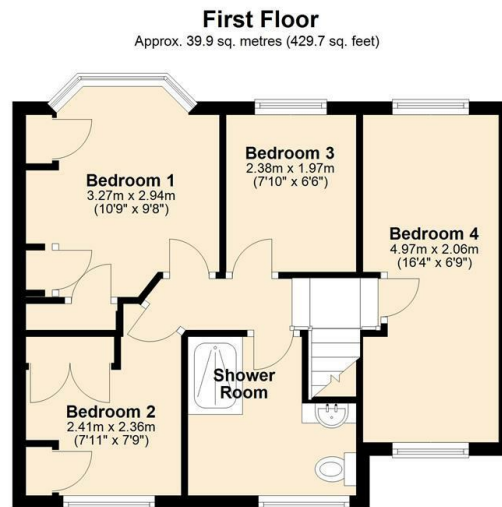
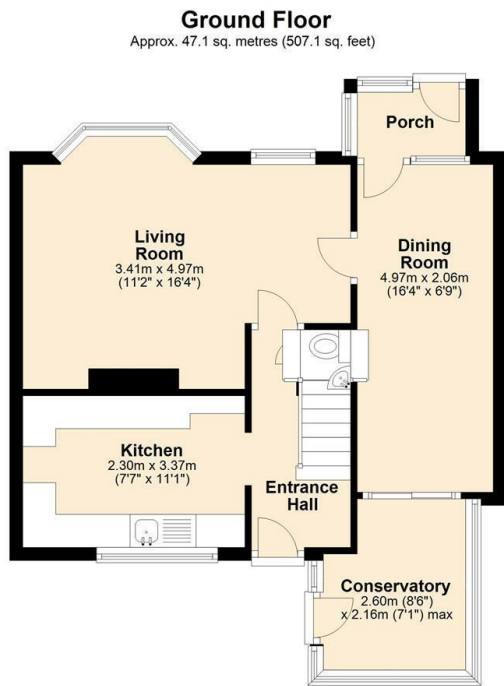
To the front of the property there is an area of car hard standing suitable for two vehicles and to the rear is a low maintenance enclosed garden with block paving and timber shed.





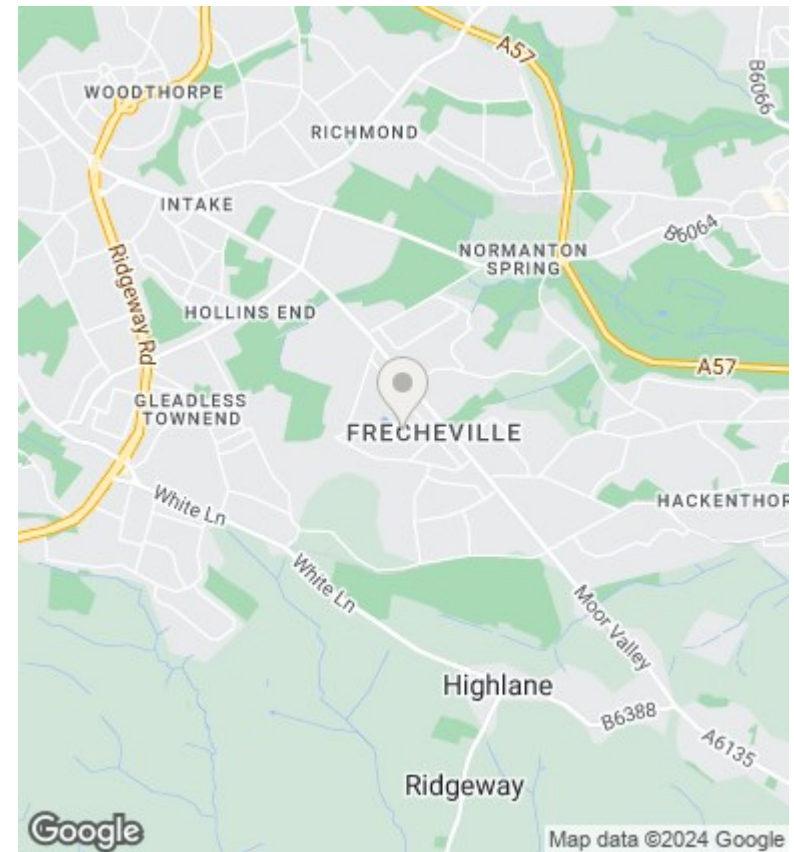






Total area: approx. 87.0 sq. metres (936.8 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.



## Council Tax Band

B

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	