



8 Molloy Place, Meersbrook, Sheffield, S8 9QP

Price Guide £210,000

- Mid Terraced Property
- Popular Residential Area
- Gas Central Heating
- Well Presented
- Three Bedrooms
- Close To Great Local Amenities
- Ideal for FTBs/Young Families
- Two Reception Rooms
- uPVC Double Glazing
- Enclosed Garden

****GUIDE PRICE £210,000 - £220,000****

A fine opportunity has arisen to purchase this delightful three bedroom mid-terraced property. Situated in this highly sought after suburb and within close proximity of a wide range of local amenities, schools, shops, restaurants and of course the ever popular Meersbrook Park. There are also excellent public transport links leading into the city centre. The property is ideal for a FTBs or a young families and as properties one this street don't come on the market often we would recommend viewing at your earliest opportunity. The property has been a well-loved home and benefits from modern fixtures and fittings, double glazing and gas fired central heating. The accommodation briefly comprises: Ground Floor Living Room, Dining Room, access to Cellar and off shot Kitchen. First Floor Landing Two Bedrooms and Family Bathroom. Second floor landing and further Bedroom. Outside sees a charming enclosed yard garden with paved seating area and brick built outbuilding.



Council Tax Band: A



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ACCOMMODATION

GROUND FLOOR

LIVING ROOM

11'11" x 11'10"

A well presented reception room which benefits from a front facing uPVC double glazed window, a uPVC door, a central heating radiator and a tiled fire place with timber surround.

INNER LOBBY

With a staircase leading to first floor accommodation.

DINING ROOM

11'10" x 11'9"

A formal dining room which has a built in storage cupboard to the side of the chimney breast, a central heating radiator, wood effect laminate flooring and a rear facing uPVC double glazed window.

KITCHEN

8'3" x 5'6"

Being fitted with a comprehensive range of units above and below roll top work surfaces with tiled splash backs. Incorporated within is a ceramic sink with mixer taps, single electric oven, 4 ring gas hob with extractor over and space and plumbing for an automatic washing machine. The kitchen also benefits from a side facing double glazed window and a side facing entrance door leading onto the rear garden.

FIRST FLOOR

LANDING

With staircase leading to the second floor accommodation.

BEDROOM ONE

11'10" x 11'9"

A good sized double bedroom with a front facing uPVC double glazed, a central heating radiator and a built in closet over the stairs which provides good storage space.

BEDROOM TWO

9'5" x 6'6"

Having a rear facing uPVC double glazed window and a central heating radiator.

BATHROOM

Being fitted with a white three piece suite which comprises of a panelled bath with an electric shower over, a pedestal wash basin and low flush WC. Having a rear facing uPVC obscured glazed window, tiled floor and splash backs and a central heating radiator.

SECOND FLOOR

BEDROOM THREE

14'0" x 9'1"

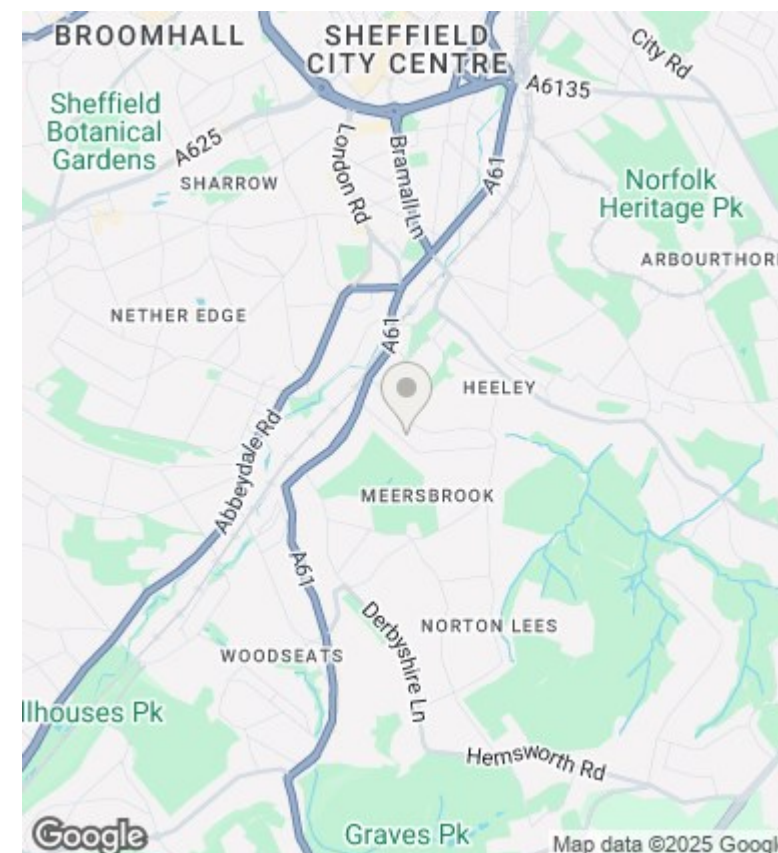
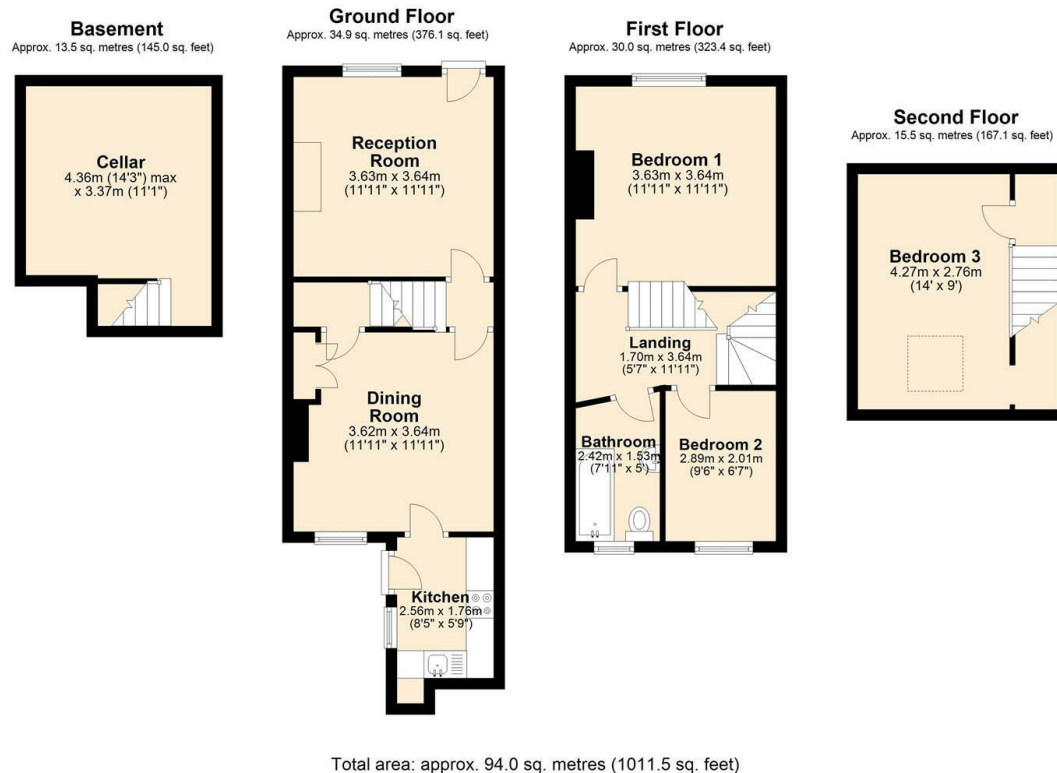
A further double bedroom which benefits from a rear facing velux style window, a central heating radiator and useful storage area.

OUTSIDE

To the rear of the property is a charming, enclosed yard garden which benefits from a paved seating/entertaining areas and a brick built outbuilding.







Council Tax Band: A

Viewings

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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC