



5 Cockshutt Avenue, Beauchief, Sheffield, South Yorkshire, S9 7DU

Offers In The Region Of £350,000

- SEMI DETACHED FAMILY HOME
- NO CHAIN
- UPVC DOUBLE GLAZING
- REQUIRES COSMETIC UPGRADING
- ENCLOSED REAR GARDEN
- THREE BEDROOMS AND STUDY
- POPULAR AND SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- GARAGE AND OFF ROAD PARKING
- CLOSE TO A RANGE OF AMENITIES

5 Cockshutt Avenue, Sheffield S8 7DU

Nestled in a quiet cul de sac location in this desirable area is this charming semi-detached house. Available with the benefit of immediate vacant possession and NO CHAIN this is an ideal home for family buyers. This attractive period semi exudes character and whilst it requires some cosmetic upgrading it does offer many modern comforts.

The house boasts two spacious reception rooms, perfect for family gatherings or entertaining guests. The three and well-proportioned bedrooms and separate study provides ample space for a growing family, ensuring everyone has their own sanctuary. The shower room has been upgraded and is well presented.

One of the standout features of this property is the outside space with ample car standing space to the front and a good sized enclosed garden to the rear. S8 is renowned for its appeal to family buyers and is in close proximity to a wide range of amenities, including shops, schools, and parks, making it an excellent choice for families seeking convenience and community.

The location is not only popular but also offers easy access to open countryside and the vibrant city centre is just a short journey away. This home presents a wonderful opportunity to enjoy the best of suburban living while being close to both rural and urban conveniences.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Accessed via a modern composite entrance door with crescent top light. There is a central heating radiator and staircase which leads to the first floor accommodation.

LIVING ROOM

12'2" x 9'10", 196'10"

A well proportioned reception room which benefits from a front facing uPVC double glazed bay window, a central heating radiator and a 'Louis' style fire place with marble effect back and hearth and inset coal effect fire.

DINING ROOM

15'5" x 9'10"

Having an exposed brick chimney stack, rear facing uPVC double glazed window, rear facing uPVC double glazed door and side panels, a central heating radiator, and an under stair storage cupboard.

KITCHEN

7'2" x 9'6"

Fitted with a range of units above and below roll top work surfaces, incorporating a 1 1/2 bowl stainless steel sink with mixer taps and having tiled splashbacks. There is space for a free standing cooker and space and plumbing for an automatic washing machine and dishwasher. There is also a rear facing uPVC double glazed window, a uPVC glazed entrance door, a central heating radiator and access to the garage.

FIRST FLOOR

LANDING

With a spindle balustrade and access to the loft storage space.

BEDROOM ONE

16'4", 242'9" (max) x 8'6"

Having dual aspect Velux style skylights, recessed ceiling spotlights and a central heating radiator.

BEDROOM TWO

11'5" x 9'6"

Having a front facing uPVC double glazed bay window, a central heating radiator and a range of mirror fronted wardrobes.

BEDROOM THREE

9'6" x 8'8"

With a rear facing uPVC double glazed window providing views onto the rear garden and a central heating radiator.

STUDY

6'2" x 4'9"

With a uPVC double glazed window and a central heating radiator.

SHOWER ROOM

6'4" x 5'4"

Being fully tiled and fitted with a modern suite comprising of a shower cubicle with an electric shower, low flush w/c and pedestal wash hand basin. There is also a uPVC double glazed window, chrome heated towel radiator, shaving point and extractor fan.

OUTSIDE

To the front of the property is an area of block paved car hardstanding set behind a stone wall and wrought iron gates. To the rear of the property sees a good sized, enclosed garden with paved patio areas, lawn, tool shed and floral beds. There is a large timber shed and summer house both with power and internal and external lighting.

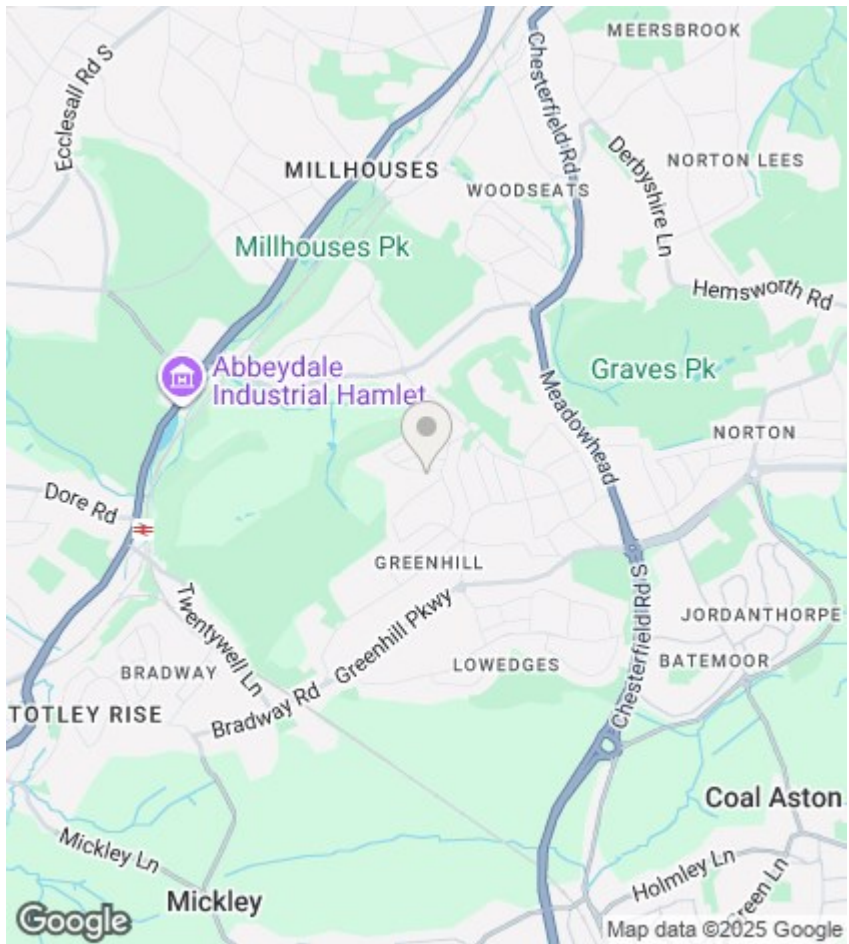
GARAGE

With an electric roller door, power and light.

SEPARATE W/C

4'0" x 2'11"

Fitted with a low flush w/c and wash hand basin. There is also chrome style heated towel radiator, ceiling spotlights and an extractor fan.



Directions

Viewings

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

EPC Rating:

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

Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



Total area: approx. 107.4 sq. metres (1155.6 sq. feet)