



8 Brecon Close, Sothall, Sheffield, South Yorkshire, S20

Offers In The Region Of £189,950

- No Chain
- Close To Local Retail Parks
- Two Bedrooms
- Freehold
- Off-Road Parking
- Close To Local Amenities
- Close To Motorways
- Semi-Detached
- Close To Transportation Links

8 Brecon Close, Sheffield S20 2DZ

Andersons are delighted to offer to the open market this lovely two bedroom semi-detached property. The property is situated in a popular and convenient location which is well served by a host of local shops, amenities and schools. It is also well placed for Rother Valley Country Park, Crystal Peaks/Drakehouse retail centres and major road and motorway networks. This fine property benefits from gas central heating, uPVC double glazing, enclosed gardens and off road parking. This property is ideally suited for first time buyers and young families who require a low maintenance and easily managed home.

The accommodation briefly comprises of: Entrance Hall, Living Room and Kitchen/Diner. First Floor Landing, Bedroom One, Bedroom Two and a Family Bathroom. Outside sees low maintenance gardens and a drive way which provides car standing space.



Council Tax Band: A



ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Having a uPVC entrance door with inlaid glazed panel, laminate flooring, a central heating radiator and a useful cloak cupboard which also houses the electrical consumer unit.

LIVING ROOM

13'7" x 13'6"

A cosy reception room which benefits from a front facing UPVC double glazed bow window, two central heating radiators, coving to the ceiling and a feature fireplace with surround, hearth and inset electric fire.

There is a staircase which leads to first floor accommodation which sees a storage cupboard below.

KITCHEN/DINER

13'6" x 8'8"

Fitted with a comprehensive range of modern units above and below roll top granite effect works surfaces. Having complementary tiled splashback and incorporating a one and a half bowl single drainer stainless steel sink with mixer taps, built in electric oven and microwave, four ring ceramic hob with extract over, an integrated fridge freezer and washing machine. There are recessed ceiling spotlights, coving to the ceiling, a central heating radiator, a rear facing UPVC double glazed window and UPVC double glazed patio doors which lead out onto the rear garden.

FIRST FLOOR

LANDING

Having access to all principal rooms and to loft storage area.

BEDROOM ONE

13'6" (max) by 12'11"

Having two front facing UPVC double glazed windows, a central heating radiator, built in wardrobe, coving to the ceiling and a useful over stairs storage cupboard.

BEDROOM TWO

9'7" x 7'4".

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

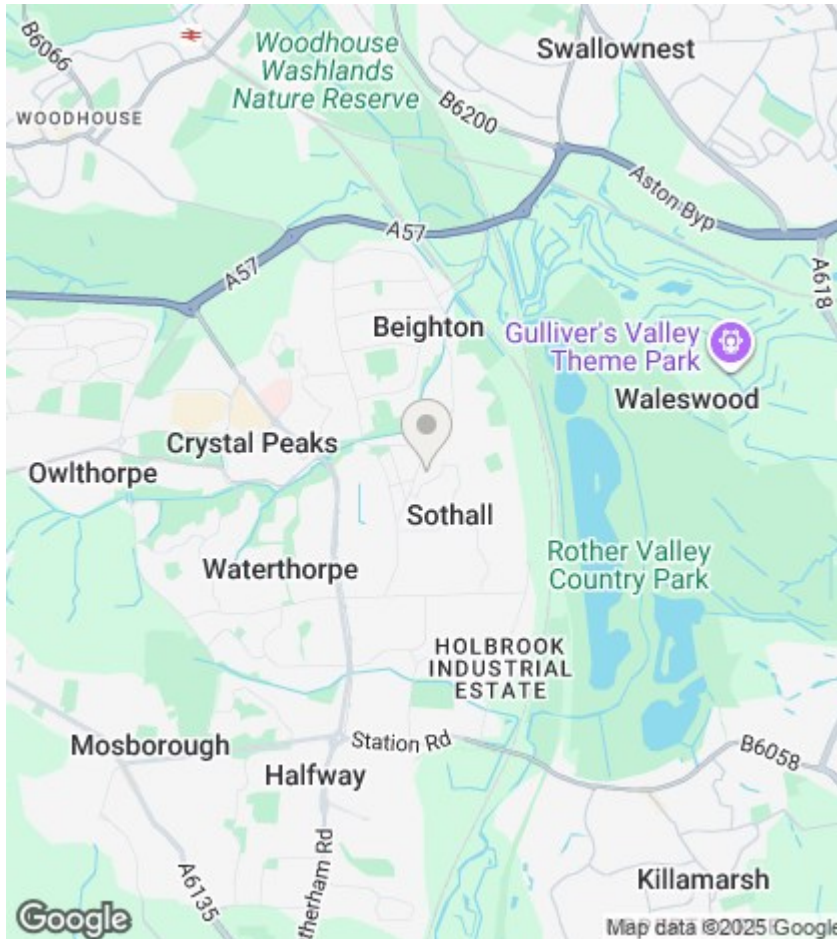
BATHROOM

6'5" x 6'0"

Fitted with a modern three piece suite comprising of a panelled bath with electric shower over, low flush WC and pedestal wash hand basin. There are ceramic tiles to the walls, extractor fan, a central heating radiator, recessed spotlights and a UPVC double glazed window.

OUTSIDE

To the front of the property see a lawned area with block paved driveway. To the side of the property is further car hard standing space. A timber gate provides access to the good side rear garden which benefits for a two patio areas, a lawn and floral beds all enclosed by timber fencing.



Directions

Viewings

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

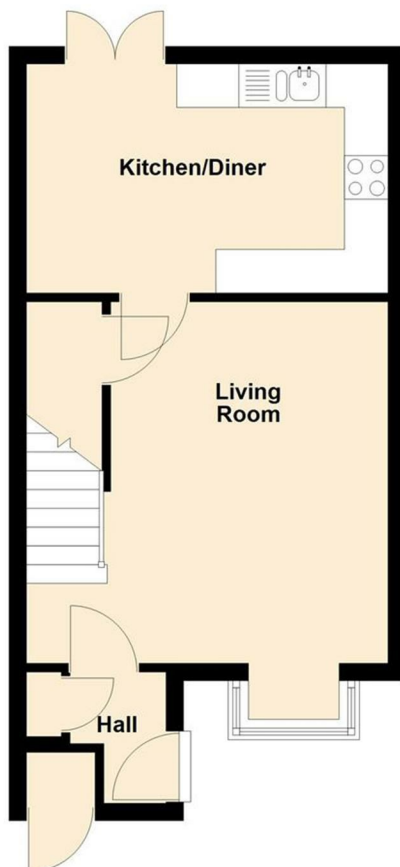
EPC Rating:

D

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		
	66	80
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 31.4 sq. metres (338.2 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.5 sq. feet)

