



74 Bramley Avenue, Sheffield, South Yorkshire, S13 8TU

Offers In The Region Of £215,000

- Semi Detached Home
- NO CHAIN
- Popular Residential Area
- uPVC DG/GCH
- Garage With Vehicle Inspection Pit
- Three Bedrooms
- In Need Of Modernisation
- Close To Amenities And Road Networks
- Driveway
- Backing Onto Woodland

74 Bramley Avenue, Sheffield S13 8TU

A fine opportunity has arisen to purchase this extended three bedroom, semi detached property which is ideally suited to either first time buyers, young families or investor/developers. Whilst requiring some cosmetic upgrading and modernisation the property still benefits from gas central heating, double glazing, off road parking and a good sized gardens. Situated in this popular residential area, which has convenient access to local amenities, shops, schools, supermarkets and easy access to major road networks. The accommodation briefly comprises; entrance hallway, living room, dining room and kitchen First floor landing, three bedrooms and family bathroom. There are good sized gardens to the front and rear and a driveway provides off road parking and in turn leads to a garage.



Council Tax Band: B



Accommodation

Ground Floor

Entrance Hall

Having a modern composite entrance door with inlaid glazed panels and UPVC double glazed window to the side. There is a central heating radiator, picture rail, coat hooks and useful storage cupboard which houses the electricity meter and electrical consumer unit all below the staircase which leads to the first floor accommodation.

Living Room

11'0" x 10'11"

Having a front facing uPVC double glazed bay window with central heating radiator below, picture rail, coving to the ceiling and a period tiled fireplace.

Dining Room

10'9" x 9'11"

Having a central heating radiator, picture rail, serving hatch, gas fire with feature surround and a uPVC double glazed bay window looks out onto the rear garden.

Kitchen

13'8" x 6'11"

With a basic range of units above and below work surfaces which incorporates a stainless steel sink. There is a space for freestanding cooker, space and plumbing for a washing machine, a wall mounted central heating boiler, two side facing and one rear facing UPVC double windows, a central heating radiator and a rear entrance door.

First Floor

Landing

With a side facing UPVC double glazed window and access to loft storage space

Bedroom One

13'4" 11'4"

With a front facing uPVC double glazed bay window, a central heating radiator, picture rail and range of built in bedroom furniture.

Bedroom Two

11'1" x 10'5"

With a uPVC double glazed window which

looks onto the gardens and to woodland beyond. There is a central heating radiator and a picture rail.

Bedroom Three

8'1" x 7'4"

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

Bathroom

7'7" x 6'2"

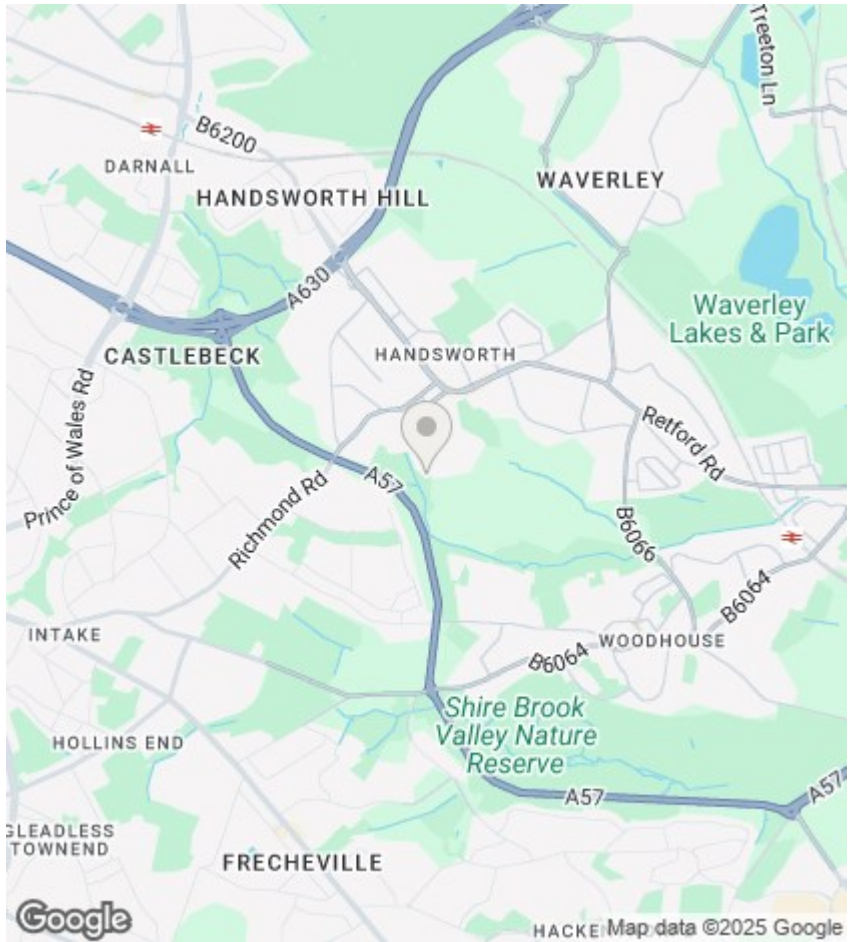
Fitted with a three-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and low flush WC. There are tiled splashback, a central heating radiator, a UPVC double glazed window and an airing cupboard which houses the hot water cylinder.

Outside

To the front of the property sees an area suitable for planting behind a brick wall. A driveway leads down the side of the property and in turn to the double garage. To the rear of the property is a good sized garden which backs onto Woodland. There is a greenhouse, pond, dilapidated polytunnel and area suitable for a lawn.

Garage

With timber double doors, power light and vehicle inspection pit .



Directions

Viewings

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

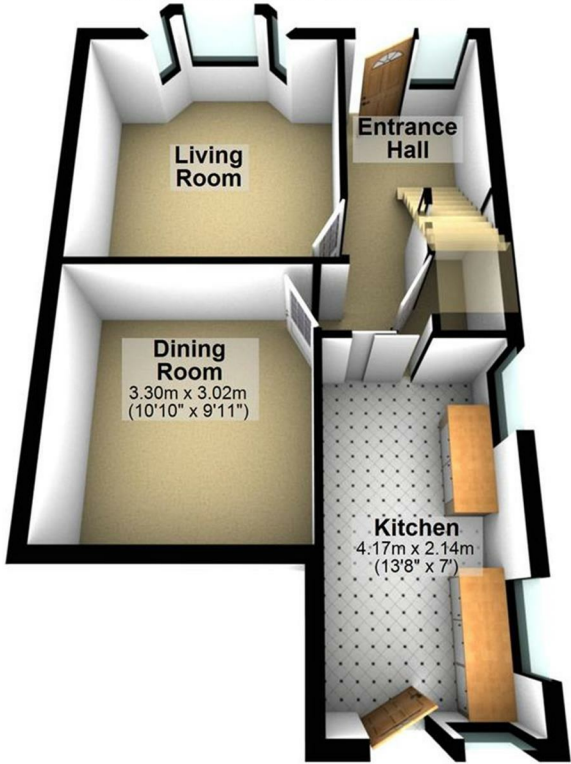
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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. 39.6 sq. metres (425.8 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)

