



37 Thornbridge Drive, Sheffield, S12 4YF

Offers In The Region Of £199,950

- No Chain
- Semi Detached Home
- Gas Central Heating
- Popular Location
- Enclosed Rear Garden
- Two Double Bedrooms
- Well Presented Throughout
- uPVC Double Glazing
- Close to Amenities
- Ideal for 1st Time Buyer

37 Thornbridge Drive, Sheffield S12 4YF

Available with no chain and immediate vacant possession is this lovely three 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 has been a well-loved home and whilst being extremely well maintained is now getting ready for some cosmetic upgrading and further modernisation. The property benefits from uPVC double glazing, gas fired central heating and it stands in enclosed well maintained gardens.



Council Tax Band: B



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a uPVC double glazed entrance door and uPVC double glazed window, a central heating radiator, wood effect laminate flooring and a staircase leading to the first floor accommodation. Below the staircase is a useful storage cupboard which houses the electrical consumer unit, gas meter and glow worm central heating boiler and electric meter.

LIVING ROOM

19'10" x 12'3"

A well proportioned living room which benefits from a front facing UPVC double glazed bay window, rear facing UPVC French doors with complementary side panel, 2 central heating radiators and a feature marble fire surround with inset living flame and gas fire.

CONSERVATORY

11'5" x 9'5"

Being of uPV construction and providing a lovely area in which to sit and enjoy views onto the rear garden. There is laminate wood effect flooring throughout and a central heating radiator.

BREAKFAST KITCHEN

15'3" x 8'0"

Fitted with a comprehensive range of units above and below roll top work surfaces, a composite one and half bowl sink with mixer taps, an electric single oven 4 ring gas hob and extractor fan over. There are also recessed ceiling spotlights, a rear facing uPVC double glazed window, tiled splash backs, a central heating radiator, a breakfast bar and an integrated dishwasher.

FIRST FLOOR

LANDING

Having a side facing uPVC double glazed window and access to the loft storage space.

BEDROOM ONE

10'2" x 10'2"

With a central heating radiator and having a front facing uPVC double glazed window with enjoys views onto the rear gardens

BEDROOM TWO

11'10" x 10'0"

Having a rear facing uPVC double glazed window that overlooks the rear gardens , a central heating radiator and a comprehensive range of built in bedroom furniture.

BEDROOM THREE

9'3" x 9'0"

Having a comprehensive range of built in units as well as a rear facing uPVC double glazed window overlooking the rear garden

SHOWER ROOM

7'1" x 5'2"

Fitted with a white four piece suite comprising of a corner shower cubicle, a thermostatic shower, a low flush w/c, a bidet and vanity wash hand basin with storage below. There are ceramic tiles to walls and floor, recessed ceiling spotlights, a chrome towel rail and a front facing uPVC double glazed window.

ATTIC STORAGE AREA

Accessed via a retractable ladder with boarded flooring, light and providing excellent storage potential.

OUTSIDE

To the rear of the property sees a good sized garden with a paved patio and seating area, lawned garden with gravel borders, raised floor borders and a timber shed. Access is provided to the side of the property by a block paved path which leads through a wrought iron gate. To the rear of the property is also power and water.



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 |

