



Rainbow Way, Hackenthorpe Sheffield

welcome to

Rainbow Way, Hackenthorpe Sheffield

Located in this favourable area and providing great access to local amenities Schools and Crystal Peaks is this lovely three bedroom semi detached property which would ideally suit first time buyers or a young family



Hall

Having a side entrance door, radiator and under stairs cupboard. Stairs leads to the first floor accommodation.

Utility Room

Front facing double glazed window, space and plumbing for washing machine and dryer.

Dining Kitchen

15' 1" x 8' 9" (4.60m x 2.67m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven with extractor above. Two rear facing double glazed windows and radiator.

Lounge

15' 1" x 8' 9" (4.60m x 2.67m)

Two front facing double glazed windows and radiator.

Landing

Side facing double glazed window and loft access can be obtained.

Bedroom One

12' 4" x 10' 5" (3.76m x 3.17m)

Front facing double glazed window, radiator and store cupboard.

Bedroom Two

9' 9" x 8' 6" (2.97m x 2.59m)

Rear facing double glazed window and radiator.

Bedroom Three

10' 8" x 9' 3" (3.25m x 2.82m)

Front facing double glazed window, radiator and store cupboard.

Bathroom

A bath with shower above and vanity sink unit. Partial tiling to the walls and rear facing double glazed window.

Wc

Wc and side facing double glazed window.

Gardens

There is a lawned garden to the front of the property, a further garden to the rear with decked seating area and garden shed.



view this property online williamhbrown.co.uk/Property/CPK113629



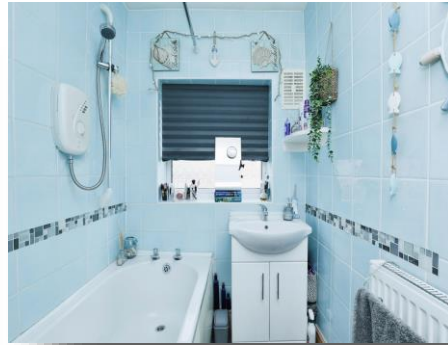
welcome to

Rainbow Way, Hackenthorpe Sheffield

- Semi detached property
- Three bedrooms
- Lovely garden with decked seating area
- Perfect for first time buyers or families
- Good access to local amenities

Tenure: Freehold EPC Rating: Awaiting

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK113629



Property Ref:
CPK113629 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk