

property details **approval form**

11 Queen Mary Road, Manor, Sheffield, South Yorkshire, England, S2 1HP

Date: 22 October 2024

Property Ref and Version: CPK113912 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH

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>> **price**

Guide price £140,000

Tenure: Freehold

>> **key features**

- > GUIDE PRICE £140,000 - £150,000
- > Three bedrooms, mid terrace
- > No chain
- > Perfect for first time buyers
- > Great access to public transport links
- > Enclosed rear garden
- > EPC Rating: D

>> **short description**

GUIDE PRICE £140,000 - £150,000 Welcome to this charming three-bedroom mid-terrace home, offering an excellent opportunity for first-time buyers, growing families, or investors alike. With great access to local amenities as well and public transport links this really is worth a look.

>> **long description**

GUIDE PRICE £140,000 - £150,000 Welcome to this charming three-bedroom mid-terrace home, offering an excellent opportunity for first-time buyers, growing families, or investors alike. Situated in a popular residential area, this property boasts the added advantage of being chain-free, ensuring a smooth and swift transaction. Whether you're looking to add your personal touch or simply move straight in, this property is a fantastic opportunity. With no upward chain, the process of purchasing can be faster and hassle-free.

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>> **room description**

Hall

Having an entrance door and stairs leads to the first-floor accommodation.

Lounge

18' 11" x 11' 6" (5.77m x 3.51m)

Front and rear facing double glazed windows and radiator. A feature of the room is the electric fire with fire place.

Dining Room

8' 9" x 8' 7" (2.67m x 2.62m)

Front facing double glazed window and radiator. An opening leads to the kitchen.

Kitchen

15' 5" x 8' 6" (4.70m x 2.59m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob with electric oven and extractor above. Integrated washing machine, fridge freezer and microwave. Side and rear facing double glazed windows.

Inner Hall

Having a door which leads to the back garden.

Bedroom One

14' 5" max inc. wardrobes x 8' 9" (4.39m max inc. wardrobes x 2.67m)

Two front facing double glazed windows, radiator and fitted wardrobes.

Bedroom Two

11' max inc wardrobes x 9' (3.35m max inc wardrobes x 2.74m)

Front facing double glazed window, radiator and wardrobes.

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m)

Rear facing double glazed window and radiator. The central heating is housed in this room.

Shower Room

A suite comprising shower cubicle, vanity sink unit and concealed wc. Tiling to the walls and floor. Radiator and rear facing double glazed window.

Gardens

To the rear of the property is an enclosed lawned garden, paved seating area and shed. Further lawn to the front.

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>> property images



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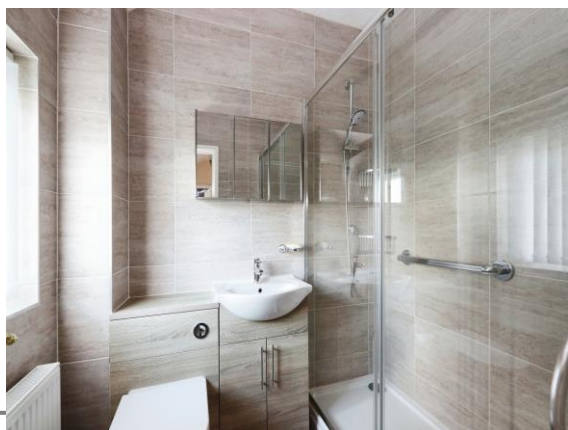
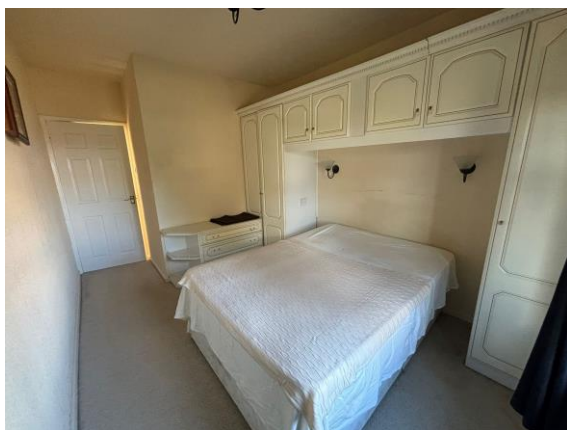
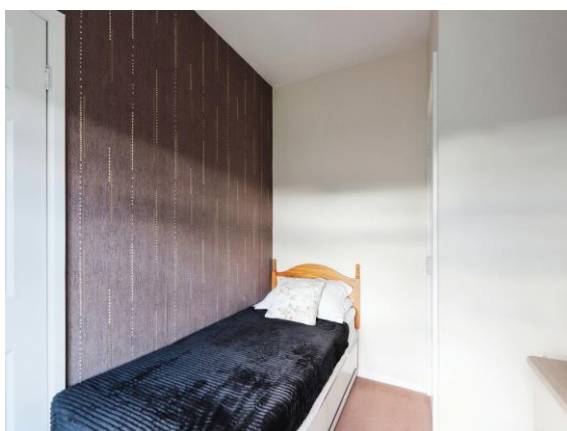
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

Kelly Dawson		
Miss Y. McBride		

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7

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