



**Sheffield Road,**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**  
**Sheffield Road,**

This three-bedroom semi-detached home in Woodhouse, is ideal for families and first-time buyers. It features a modern dining kitchen, spacious lounge, family bathroom, front and rear gardens, off-street parking, and great access to local amenities and transport links that Woodhouse has to offer.



### Hall

Having an entrance door, radiator and laminate flooring. Side facing double glazed window, understairs cupboard and stairs leads to the first floor accommodation.

### Wc

Having a wc and wash hand basin. Radiator and side facing double glazed window.

### Lounge

14' 2" x 10' 6" ( 4.32m x 3.20m )

Front facing double glazed window and radiator,

### Dining Kitchen

17' 6" x 11' 7" ( 5.33m x 3.53m )

Having a range of modern style wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Integrated fro, freezer and dish washer. Electric oven and hob with extractor above. Rear facing double glazed window and radiator, A door leads to the garden.

### Landing

Side facing double glazed window, radiator and laminate flooring.

### Bedroom One

15' 2" x 8' 8" ( 4.62m x 2.64m )

Front facing double glazed window and radiator.

### Bedroom Two

11' 3" x 10' 8" ( 3.43m x 3.25m )

Rear facing double glazed window and radiator.

### Bedroom Three

10' 9" max x 8' 3" ( 3.28m max x 2.51m )

Front facing double glazed window and radiator.

### Bathroom

A suite comprising bath and shower combination, wc and wash hand basin. Partial tiling to the walls, heated towel rail and rear facing double glazed window.

### Gardens

To the front of the property is a lawned garden, further garden to the rear and paved seating area.

### Drive

There is a drive which can be access to the rear of the property.



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## welcome to Sheffield Road,

- Semi detached property
- Modern style dining kitchen
- Three bedrooms
- Great access to local amenities
- Perfect for first time buyers

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

# £210,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK114356 - 0003

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