



Gleadless Drive,

Not for marketing purposes INTERNAL USE ONLY

welcome to

Gleadless Drive,

This 3-bed semi-detached home in Gleadless features a modern living room, kitchen/diner with patio doors to a low-maintenance garden, and a family bathroom. Includes off-street parking, garage, and easy access to shops, schools, and transport links—ideal for families.



Hall

Having an entrance door, radiator and tiled floor.
Stairs leads to the first floor accommodation.

Lounge

17' 5" x 9' (5.31m x 2.74m)

Front facing double glazed window and radiator.

Dining Kitchen

9' 7" x 15' 4" (2.92m x 4.67m)

Having a range of modern style wall and base units,
inset sink with rolled edge work surfaces. Electric
oven and hob, space and plumbing for washing
machine. Radiator and tiled floor, understairs
cupboard. Rear facing double glazed window and
French doors leads to the rear garden.

Landing

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

Bedroom One

10' 4" x 11' 2" (3.15m x 3.40m)

Front facing double glazed bay window and radiator.

Bedroom Two

9' 9" x 11' 2" (2.97m x 3.40m)

Rear facing double glazed window and radiator.

Bedroom Three

5' 5" x 6' 4" (1.65m x 1.93m)

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, wc and
wash hand basin. Tiling to the walls and floor.
Heated towel rail and rear facing double glazed
window.

Garden

To the rear of the property is an enclosed garden
with artificial grass and paved seating area.

Drive & Garage

A driveway leads to the garage.



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welcome to Gleadless Drive,

Semi detached property

- Three bedrooms
- Modern style dining kitchen
- Good access to local amenities
- Viewings recommended

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1935. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114196 - 0002

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