



Coalbrook Road, Woodhouse Mill Sheffield S13 9XU



welcome to

Coalbrook Road, Woodhouse Mill Sheffield

***** GUIDE PRICE £260,000 - £270,000 ***** Modern 3-bed semi-detached home with lounge, open-plan kitchen/diner, utility, WC, shower room, rear garden, and garage. Close to schools, shops & transport links. Ideal for families with off-street parking and low-maintenance garden.



Front Porch**Hallway**

Having stairs leading to the first floor accommodation.

Sitting Room

13' 2" x 10' 8" (4.01m x 3.25m)

Having a radiator and a front facing double glazed bay window.

Kitchen/Dining Room/Lounge

22' 8" x 14' 10" (6.91m x 4.52m)

Having a range of wall and base units with integrated appliances, a breakfast bar, electric hob and an extractor hood in the kitchen area. In the seating and dining area there is a skylight, spotlights and a large bi-fold door providing access to the rear garden.

Utility

10' 11" x 10' (3.33m x 3.05m)

Having a range of wall and base units, plumbing for a washing machine, a side facing double glazed window as well as a door to the rear garden and access to the garage.

Downstairs Wc

Having a wash hand basin, a Wc and a radiator.

Landing**Bedroom One**

13' 2" x 9' 9" (4.01m x 2.97m)

Having a radiator and a front facing double glazed bay window.

Bedroom Two

10' 9" x 10' 8" (3.28m x 3.25m)

Having a radiator and a rear facing double glazed window.

Bedroom Three

7' 9" x 6' 4" (2.36m x 1.93m)

Having a radiator and a front facing double glazed window.

Shower Room

Having a WC, shower suite wash hand basin, and rear facing double glazed window.

Garage

23' 1" x 11' 9" (7.04m x 3.58m)

Rear Garden

Having a lawned rear garden with low maintenance artificial grass.



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Coalbrook Road, Woodhouse Mill Sheffield

- GUIDE PRICE £260,000 - £270,000
- Three bedrooms
- Semi-detached property
- Impressive living kitchen
- Large rear garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 05 Apr 1937. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114278 - 0003

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