



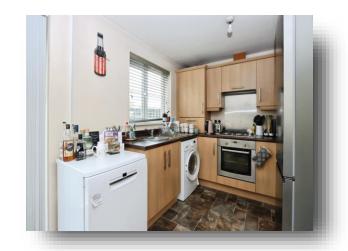


## welcome to

# **Stoneycroft Road, Sheffield**

Modern style three bedroom end town house located in the ever popular area of Handsworth, Great starter home, ideal for local amenities. Call today to arrange your viewing slot!

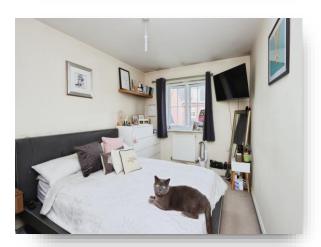












#### Hall

Having a entrance door and radiator.

#### Wc

Having a wc and wash hand basin, radiator and front facing double glazed window.

#### Lounge

16' 4" x 15' 1" ( 4.98m x 4.60m )

Front and side facing double glazed windows and radiator. Stairs leads to the first floor accommodation.

### **Dining Kitchen**

15' 3" x 8' 5" ( 4.65m x 2.57m )

Having a range of wall and base units, inset sink with rolled edge work surfaces. Gas hob and electric oven with extractor above. Space and plumbing for washing machine and dishwasher. Rear facing double glazed window, radiator and French doors leads to the rear garden.

### Landing

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

#### **Bedroom One**

13' 7" x 8' 6" ( 4.14m x 2.59m )

Front facing double glazed window and radiator.

#### **Bedroom Two**

11' 2" x 8' 6" ( 3.40m x 2.59m )

Rear facing double glazed window and radiator.

### **Bedroom Three**

10' 7" x 6' 3" ( 3.23m x 1.91m )

Front facing double glazed window and radiator.

#### Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Radiator and rear facing double glazed window.

#### Gardens

There are lawned gardens to the front, side and rear

of the property.

#### **Parking**

There are two allocated parking spaces.





## welcome to

# Stoneycroft Road, Sheffield

- End town house
- Three bedrooms
- Ideal for first time buyers
- Great access to Motorway Links & Sheffield Parkway
- Dining kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114720



Property Ref: CPK114720 - 0003 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.



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