



**Delves Avenue,**

**welcome to**

**Delves Avenue,**

A three-bedroom semi-detached home offering a spacious lounge, dining kitchen, bathroom, and three bedrooms. Features a large rear garden with lawn, decking, and seating area. Located on Delves Avenue close to shops, schools, and transport links.



**Hall**

Having a side entrance door, front facing double glazed window and stairs leads to the first floor accommodation.

**Living Room**

Having a rear facing double glazed window and radiator.

**Kitchen**

Having front and rear facing double glazed windows, a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Electric oven and hob with extractor above. A door leads to the garden.

**Landing****Bedroom One**

Rear facing double glazed window, radiator and storage cupboard.

**Bedroom Two**

Rear facing double glazed window and radiator.

**Bedroom Three**

Side facing double glazed window and radiator.

**Wc**

Having a wc and front facing double glazed window.

**Bathroom**

Having a front facing double glazed window, bath suite, sink basin and a separate toilet.

**Garden**

Having a generous sized lawned rear garden with a paved seating area and a decking.



***view this property online*** [williamhbrown.co.uk/Property/CPK114900](http://williamhbrown.co.uk/Property/CPK114900)



welcome to

## Delves Avenue,

- Three bedrooms
- Semi-detached property
- Generously sized rear garden
- Access to local amenities
- Ideal for families

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £190,000



view this property online [williamhbrown.co.uk/Property/CPK114900](http://williamhbrown.co.uk/Property/CPK114900)



Property Ref:  
CPK114900 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](http://williamhbrown.co.uk)