

Horsewood Road, Sheffield



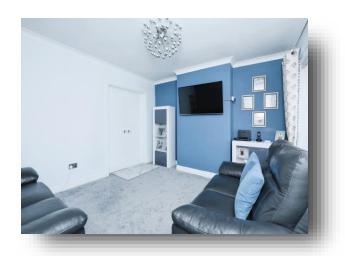
# welcome to

# Horsewood Road, Sheffield

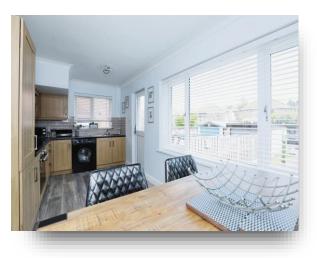
GUIDE PRICE £220,000 - £230,000. Wonderful three bedroom family home, tastefully decorated throughout, newly fitted modern bathroom, spacious kitchen dining room, detached garage, parking for three cars, two decked patio area's, Summer house, lovely location, viewing a must.

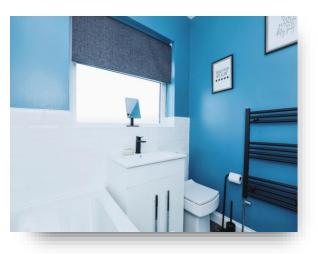












#### Hallway

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

### Lounge

13' 6" max into chimney breast x 11' 8" ( 4.11m max into chimney breast x 3.56m ) Front facing double glazed window and radiator.

## **Dining Kitchen**

16' 8" x 8' 3" ( 5.08m x 2.51m ) Having a range of modern style wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Electric oven and hob with extractor above. Side and rear facing double glazed windows, radiator and a door leads to the garden.

**Landing** Side facing double glazed window.

**Bedroom One** 11' 7" x 10' 3" ( 3.53m x 3.12m ) Front facing double glazed window and radiator.

**Bedroom Two** 10' 1" x 8' 5" ( 3.07m x 2.57m ) Rear facing double glazed window and radiator.

### **Bedroom Three**

8' 8" x 6' 2" ( 2.64m x 1.88m ) Front facing double glazed window and radiator.

### Bathroom

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

#### Gardens

To the rear of the property is two decked seating area and grass. There is an impressive summerhouse/office/entertainment room.

## Drive & Garage

To the front of the property is parking and a shared access driveway leads to the garage.





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- GUIDE PRICE £220,000-£230,000
- Three bedrooms
- Detached garage, parking for 3 cars
- Spacious dinning kitchen
- Two patio area's with generous private garden

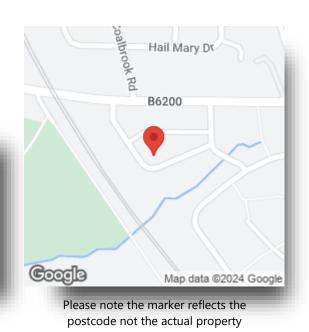
Tenure: Freehold EPC Rating: D

# £220,000





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Property Ref: CPK113663 - 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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