



**Barber Close, Todwick SHEFFIELD S26 1HA**



**welcome to**

**Barber Close, Todwick SHEFFIELD**

LOOKING TO UPSIZE? Exceptionally well presented EXTENDED three bedroom semi detached property for sale in the sought after village of Todwick. Benefiting from off road parking AND detached garage!! This property warrants a full inspection! \*\*\* PRICE - £275,000 \*\*\*



### Entrance Hall

Laminate flooring, central heating radiator, storage cupboard and front facing double glazed composite entrance door.

### Lounge

12' 8" x 12' 2" ( 3.86m x 3.71m )  
Carpet flooring, central heating radiator and front facing double glazed window.

### Kitchen Diner

9' 10" x 18' 3" ( 3.00m x 5.56m )  
Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating sink and drainer, electric oven, induction hob and breakfast bar. Laminate flooring, central heating radiator and side facing double glazed window.

### Utility Room

8' 3" x 6' 4" ( 2.51m x 1.93m )  
Laminate flooring, space for fridge freezer, plumbing for washing machine, side facing double glazed window and rear facing double glazed UPVC door.

### Sun Room

8' 3" x 10' 3" ( 2.51m x 3.12m )  
Laminate flooring, sky light, side facing double glazed window and rear facing double glazed patio doors.

### Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, side facing double glazed window and access to the loft.

### Bedroom One

11' 8" x 10' 2" ( 3.56m x 3.10m )  
Carpet flooring, central heating radiator and front facing double glazed window.

### Bedroom Two

9' 10" x 9' 10" ( 3.00m x 3.00m )  
Carpet flooring, central heating radiator and rear facing double glazed window.

### Bedroom Three

7' 1" x 8' 3" ( 2.16m x 2.51m )  
Carpet flooring, central heating radiator and rear facing double glazed window.

### Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and tiled bath with rainfall shower over. Tiled flooring, full wall tiling, heated towel rail, cupboard housing combi boiler and front facing double glazed window.

### Outside Space

To the front of the property is a driveway and a lawned garden with bushes in borders. To the rear is a patio seating area and a private lawned garden with raised borders.

### Garage

Detached garage with with power, lighting and manual up and over door.



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## Barber Close, Todwick SHEFFIELD

- EXTENDED THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING & GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO SCHOOLS & TRANSPORT LINKS
- \*\*\* PRICE - £275,000 \*\*\*

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107318 - 0002

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