



if you wish to arrange a viewing appointment for this property or require further information.

Please contact our Sheffield Office on 01462 814087



3 1 1 C

Entrance Hall
Entrance door, stairs to first floor, door to:-

Lounge
14'2" x 11'10"
Window to front, radiator, under stairs storage cupboard, door to:-

Kitchen/diner
15'2" x 9'1"
A well fitted kitchen with a range of base and eye level units with roll top work surface, stainless steel sink unit with mixer tap, tiled splash back, tiled floor, electric cooker point, extractor hood, radiator, inset spotlights, two windows to rear, door to garden.

Landing
Airing cupboard.

Bedroom One
12'1" x 8'9"
Window to front, radiator, fitted wardrobe.

Bedroom Two
9'3" x 8'9"
Window to rear, radiator.

Bedroom Three
8'11" x 6'3"
Window to front, radiator.

Bathroom
White suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, wash hand basin in vanity unit, low level w.c, heated towel rail, fully tiled walls, window to rear.



Front Garden
Driveway providing off road parking, path leading to front door, rest laid to lawn.

Rear Garden
A fully enclosed garden with paved patio area, rest laid to lawn, raised sleeper flower bed, garden shed.

Garage
17'8" x 8'11"
Electric roller door, personal door to garden, power and light,

Agents Notes
Freehold.
Council tax band C.

