



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

Please contact our Sheffield Office on 01462 814087



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Entrance Porch
uPVC construction, entrance door to:-

Entrance Hall
Stairs leading to first floor, radiator, under stairs cupboard.

Cloakroom
Suite comprising of low level w.c, wash hand basin with tiled splash back, radiator, window to front.

Kitchen
10'9" x 8'6"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, tiled splash back, integrated oven and hob, plumbing for washing machine and dishwasher, radiator, window to front.

Dining Room
12'7" x 9'11"
Sliding patio door to garden, radiator.

Lounge
16'2" x 14'9"
Dual aspect room with windows to side and rear, two radiators, gas fire with brick surround.

Study
8'9" x 6'4"
Windows to front and side, radiator.

Landing
Access to loft space, airing cupboard housing hot water tank.



Bedroom One
18'2" x 10'5"
Window to rear, large selection of fitted bedroom furniture including, wardrobes, over head cupboards and chest of drawers, radiator.

En-suite
White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, pedestal wash hand basin, fully tiled walls, radiator, window to side.

Bedroom Two
11'8" x 10'1"
Window to rear, radiator.

Bedroom Three
8'9" x 8'7"
Window to front, radiator.

Bedroom Four
14'11" x 6'5"
Window to rear, radiator.



Bathroom
Suite comprising of panel enclosed bath with mixer tap and shower attachment, wall mounted power shower, low level w.c, pedestal wash hand basin, fully tiled walls, window to front, radiator.

Front Garden
Path leading to front door, rest laid to mature shrubs retained by low brick wall, driveway leading to double garage and providing off road parking.

Rear Garden
Fully enclosed, south facing garden with paved patio area, rest laid to lawn, variety of mature trees and shrubs, gated access to front.

Double Garage
18'10" x 16'3"
Two up and over doors, (One electrically operated), personal door to side, power and light, eave storage space.

Agents Notes

Freehold.
Council tax band D.

