



Ferrars Road, Sheffield S9 1WQ

welcome to

Ferrars Road, Sheffield

GUIDE PRICE- £160,000-£170,000 - Offered to market is this modern style three bedroom semi detached making the ideal family purchase. Located within easy access to the M1 & Meadowhall and boasting spacious accommodation throughout with off road parking and rear patio...CALL NOW TO VIEW!



Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

Having a front facing double glazed window, a radiator and an electric fire.

Dining Room

8' 10" into recess x 12' 9" (2.69m into recess x 3.89m)
Having a rear facing double glazed window and a radiator.

Kitchen

7' 1" into recess x 12' 7" (2.16m into recess x 3.84m)
Fitted with wall and base units housing the hob, the oven and the extractor fan along with the dishwasher with worktops housing the sink & drainer. Having a side facing double glazed window and a rear facing double glazed door.

Landing

Having a side facing double glazed window and a built in storage cupboard.

Bedroom One

13' 5" x 8' 5" into wardrobes (4.09m x 2.57m into wardrobes)
Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

10' 3" x 8' 10" (3.12m x 2.69m)
Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Three

8' 7" into recess x 5' 11" into recess (2.62m into recess x 1.80m into recess)
Having a front facing double glazed window, a radiator and built in storage cupboard.

Bathroom

Fitted with a bath with a shower over, a hand wash

basin and a WC. Having a rear facing double glazed window and a heated towel rail.

Outside

To the front of the property is a drive & a garage providing off road parking and a lawned garden.

To the rear is a block paved patio area.



view this property online williamhbrown.co.uk/Property/RTF114789



welcome to

Ferrars Road, Sheffield

- Three bedroom semi detached property
- Well placed to local amenities, Meadowhall & transport links
- Ideal family purchase
- Drive & garage providing off road parking
- Rear patio

Tenure: Leasehold EPC Rating: C

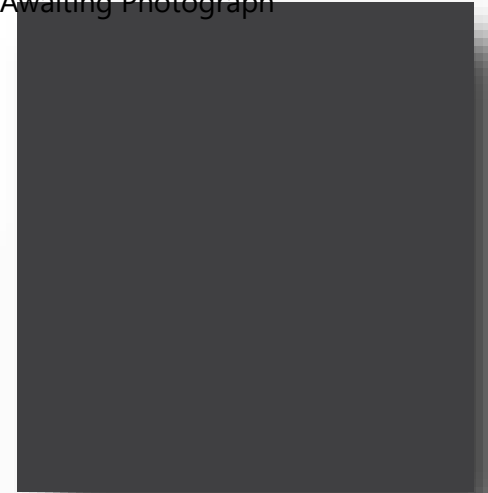
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000-£170,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114789



Property Ref:
RTF114789 - 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.

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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk