









# welcome to

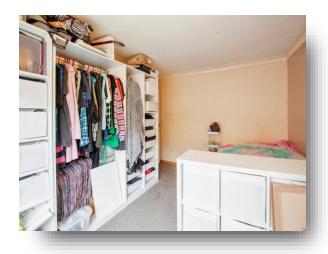
# Jenkin Avenue, Sheffield

£130,000 - IS THIS THE ONE? - Offered to market is this three bedroom semi detached property boasting spacious accommodation throughout. Making the ideal purchase for the FTB/investor alike...CALL NOW TO ARRANGE A VIEWING!!!

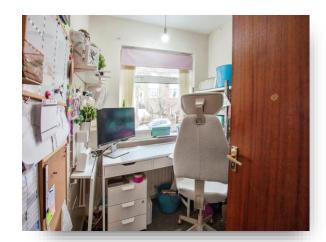












#### **Entrance Hall**

Having a front facing double glazed door, a side facing double glazed window and a radiator.

### **Lounge / Diner**

10' 2" x 26' 10" into bay window ( 3.10m x 8.18m into bay window )

Having a front facing double glazed bay window, rear facing double glazed patio doors, two radiators and a gas fire.

#### **Kitchen**

12' 3" x 6' 2" ( 3.73m x 1.88m )

Fitted with wall and base units & 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, loft hatch providing access to the boarded out loft and a built in storage cupboard.

#### **Bedroom One**

10' 2" x 14' 4" into bay window (  $3.10 \text{m} \times 4.37 \text{m}$  into bay window )

Having a front facing double glazed bay window and a radiator.

#### **Bedroom Two**

 $11' 10" \times 10' 2"$  (  $3.61m \times 3.10m$  ) Having a rear facing double glazed window, a radiator and built in shelving.

#### **Bedroom Three**

7' 2" x 6' 2" ( 2.18m x 1.88m )

Having a front facing double glazed window and a radiator.

#### 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 radiator.

#### Outside

To the front is a lawned garden.

To the rear is a garden with a patio area.





## welcome to

## Jenkin Avenue, Sheffield

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/investor alike
- On street parking
- Rear garden & patio

Tenure: Freehold EPC Rating: D

£130,000









view this property online williamhbrown.co.uk/Property/RTF115737



Property Ref: RTF115737 - 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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