



Francis Grove, Sheffield, S35 4FU

£150,000

Great value semi detached house in popular location. Modern kitchen & utility plus lounge & dining room, 3 well proportioned bedrooms plus bathroom & WC. Private low maintenance gardens. Ready to move in with flooring and blinds included as fitted.



3 Francis Grove, High Green, Sheffield, S35 4FU

We are delighted to offer for sale this good value semi detached house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen & utility with appliances plus a modern bathroom and WC. Items of note include French doors to the rear plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, kitchen rear lobby plus utility room and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

There are private gardens to the front and rear which are low maintenance with decking and artificial turf plus pergola and external tap.

Tenure - Freehold
Council Tax - Band A

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring. Access to store.

Lounge 15'10"(max) x 13'1"(max)
(4.85m(max) x 4.00m(max))

With carpets and blinds.

Dining Room 11'0" x 8'2" (3.36m x 2.50m)

With fitted flooring. French doors to rear.

Kitchen 11'0"(max) x 7'0"(max)
(3.36m(max) x 2.14m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, dishwasher and fridge freezer. With vinyl flooring and blind.

Utility Room 5'3" x 4'4" (1.61m x 1.34m)

With laminate worktop plus washing machine. Vinyl flooring.

WC 5'3" x 3'4" (1.61m x 1.03m)

Having white sanitary ware, tiling, vanity basin and vinyl flooring.

Rear Lobby

With vinyl flooring plus access to store.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 13'2" x 9'4" (4.02m x 2.86m)

With fitted wardrobes, carpets and blinds.

Bedroom 2 13'3"(max) x 9'3"(max)
(4.04m(max) x 2.82m(max))

With carpets and blinds.

Bedroom 3 9'7" x 6'3" (2.93m x 1.91m)

With carpets and blinds.

Bathroom 7'5"(max) x 6'5"(max)
(2.27m(max) x 1.96m(max))

Having modern white sanitary ware with shower bath and screen plus tiling, floor tiling, chrome ladder radiator and blind.

EXTERNAL

There are private gardens to the front and rear which are low maintenance with decking and artificial turf plus pergola and external tap.





