



Trusdale Avenue, Sheffield, S25 2DA

£225,000

Modern semi detached house on recently finished popular development. Modern dining kitchen with appliances plus contemporary bathroom, en suite & WC. Well presented gardens plus private parking



40 Trusdale Avenue, Dinnington, Sheffield, S25 2DA

We are delighted to offer for sale this modern semi detached house located on a popular recently finished development with access to amenities and transport links. Having been constructed by Taylor Wimpey Homes in December 2023 the property is still covered by its New Build 2 year Warranty and has over 8 years remaining of its New Build Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus fitted wardrobes to all 3 bedrooms. 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 kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well maintained gardens with patio and lawns. There is off parking for 2 cars.

Tenure - Freehold
Estate Management Fee - £93 pa.
Council tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 13'11"(max) x 12'1"(max)
(4.25m(max) x 3.69m(max))

With carpets and blinds.

Dining Kitchen 15'6" x 9'4" (4.73m x 2.87m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With double oven, hob, hood, fridge freezer, washing machine and dishwasher plus 1.5 sink and mixer tap. French doors to rear. Vinyl flooring.

WC 5'11" x 3'4" (1.82m x 1.02m)

Having contemporary white sanitary ware plus tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'1"(max) x 11'1" (max)
(3.69m(max) x 3.39m(max))

With fitted wardrobes, carpets and blinds.

En Suite 5'6" x 5'6" (1.68m x 1.68m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

Bedroom 2 10'9" x 8'8" (3.30m x 2.66m)

With fitted wardrobes, carpets and blinds.

Bedroom 3 10'9" x 6'5" (3.29m x 1.97m)

With fitted wardrobes, carpets and blinds.

Bathroom 6'7" x 5'6" (2.02m x 1.70m)

Having contemporary white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

EXTERNAL

.The property benefits from well maintained gardens with patio and lawns. There is off parking for 2 cars.





