

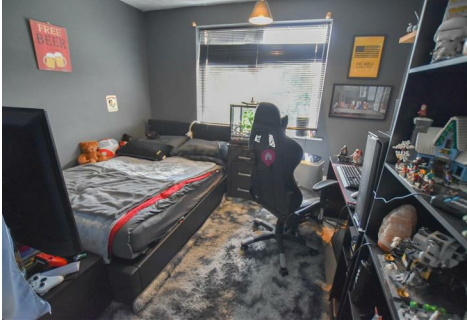
## Marketing Preview



**18 Charnock Wood Road, Sheffield, S12 3HN**

**£210,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE!!! A fantastic opportunity to purchase this three double bedroom semi detached property situated in a highly popular residential area. Having extended kitchen, conservatory and lounge/diner. Also offering car port, good sized garden and amazing woodland views. Positioned close to road links to Sheffield City Centre and with main transport links close by. Perfect for first time buyers or families alike!!

### SUMMARY

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### PORCH

Enter through UPVC door into porch with two side windows, ceiling light and vinyl flooring. Door to hallway.

### HALLWAY

Comprising of neutral decor, carpet flooring and stair rise to first floor. Ceiling light, radiator and obscure glass side window. Doors to lounge/diner and kitchen.

### LOUNGE/DINER 11'3" x 23'10"

A good sized reception room which has an archway separating the lounge and diner with neutral decor and carpet flooring. Two ceiling lights, two radiators, window to the rear and walk in bay window to the front.

### KITCHEN/DINER

Having ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and chrome mixer tap. Space for freestanding cooker, under counter space for fridge and integrated extractor fan. Two ceiling lights, two radiators and two windows. Tile effect flooring and under stairs storage cupboard. Doors to car port and conservatory.

### CONSERVATORY 10'6" x 11'11"

Currently housing washing machine and tumble dryer and having wall to one side, wall lights and tile effect flooring. Door to garden.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, smoke alarm and access to the loft. Doors to three bedrooms, bathroom and WC.

### BEDROOM ONE 10'3" x 12'3"

A double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front.

### BEDROOM TWO 10'11" x 11'9"

A second bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the rear with stunning views.

### BEDROOM THREE 6'9" x 6'4"

A third single bedroom which is currently used as a dressing room with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the front.

### BATHROOM 6'9" x 5'5"

Comprising of bath with electric shower and pedestal sink. Ceiling light, radiator and obscure glass window. Fully tiled walls and tiled flooring.

### WC 3'7" x 2'7"

Having close coupled WC, ceiling light and obscure glass window. Fully tiled walls and tiled flooring.

### OUTSIDE

To the front of the property is a lawn area, plants, shrubs and driveway leading to car port.

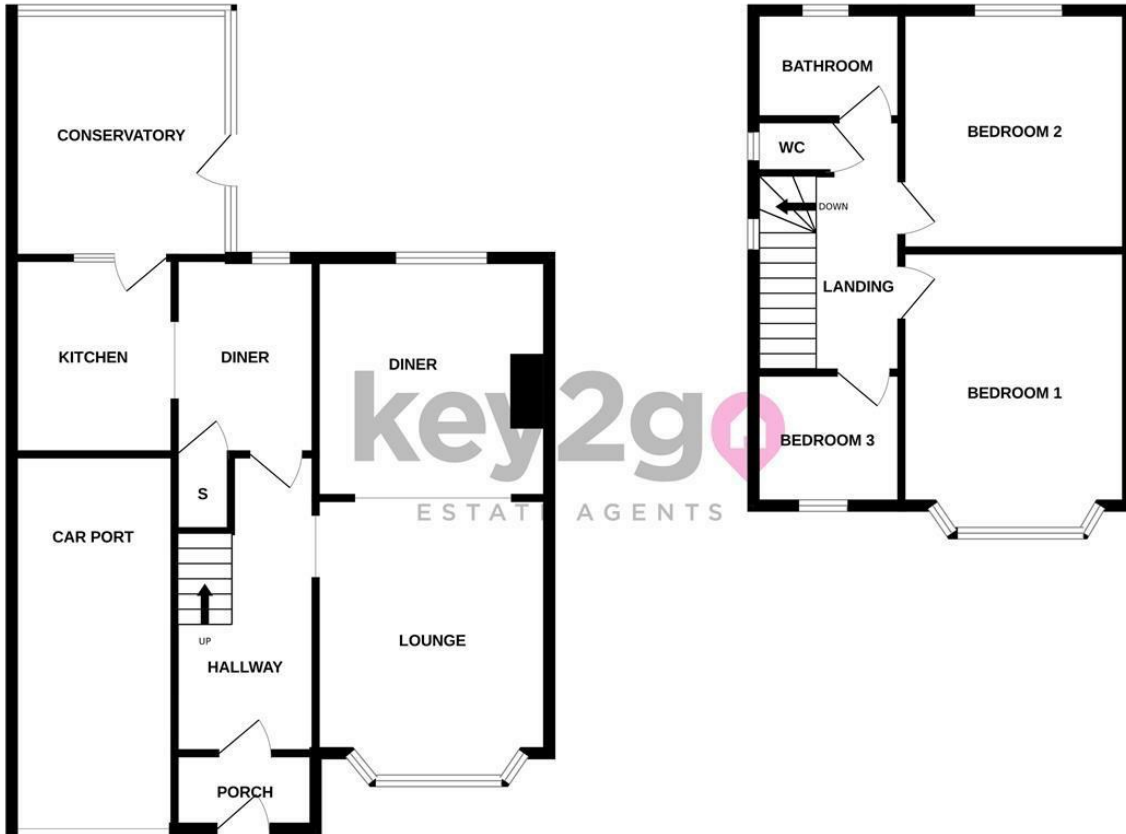
To the rear of the property is the patio and lawn area, mature plants and shrubs. The rear garden has stunning views of the fields.

### PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

