

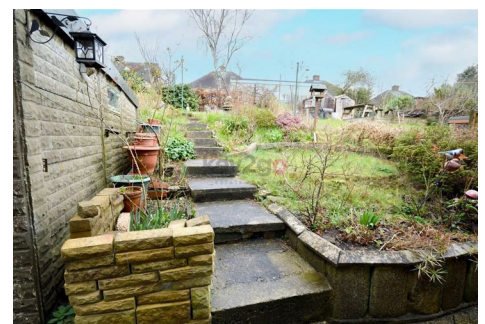
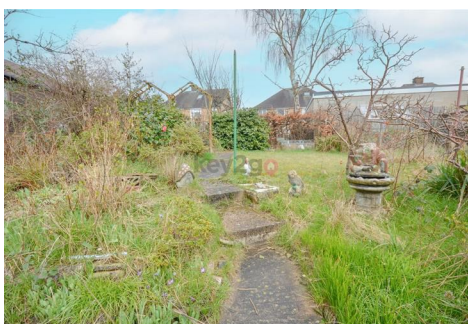
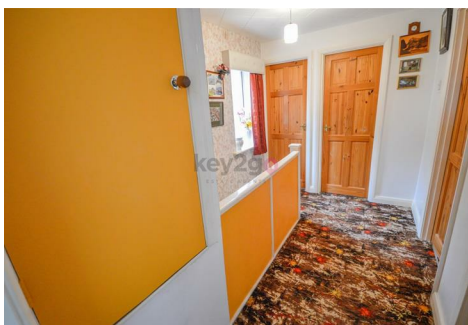
Marketing Preview



59 Charnock Wood Road, Sheffield, S12 3HL

£219,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



CHAIN FREE!! A great opportunity to purchase this deceptively spacious, three bedroom, semi detached property situated on a good sized plot on a quiet road. This property boasts masses of potential and has off road parking and garage. Situated in a popular residential area 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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HALLWAY

Enter through UPVC door into spacious hallway with feature wallpapered wall and carpet flooring. Ceiling light, radiator and obscure glass window. Stair rise to first floor and doors to kitchen and lounge/diner.

LOUNGE/DINER 16'0" x 11'0"

A bright reception room with feature wallpapered chimney breast and carpet flooring. Ceiling light, radiator and window to the front. Sliding doors to dining room.

DINING ROOM 9'10" x 10'0"

Having continued decor from lounge/diner, ceiling light, radiator and large window to the rear. Door to kitchen.

KITCHEN 7'6" x 10'0"

Fitted with wall and base units, worktops and splash backs. Ceiling strip light, radiator and window to the rear. Under stairs storage cupboard, poly tiles to ceiling and carpet flooring. Door to outside.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, obscure glass window and over stairs storage cupboard housing boiler. Access to loft and doors to three bedrooms, bathroom and WC.

BEDROOM ONE 15'0" x 10'6"

A bright, generous size double bedroom with feature wallpapered wall, carpet flooring and poly tiles to ceiling. Ceiling light, radiator and window to the front.

BEDROOM TWO 10'6" x 11'8"

A second generous size double bedroom feature wallpapered wall, carpet flooring and poly tiles to ceiling. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'0" x 6'8"

A third single bedroom with neutral decor and carpet flooring. Ceiling light and window to the front.

BATHROOM 4'9" x 5'5"

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

WC 2'6" x 5'5"

Comprising of low flush WC, ceiling light and obscure glass window. Fully tiled walls and carpet flooring.

OUTSIDE

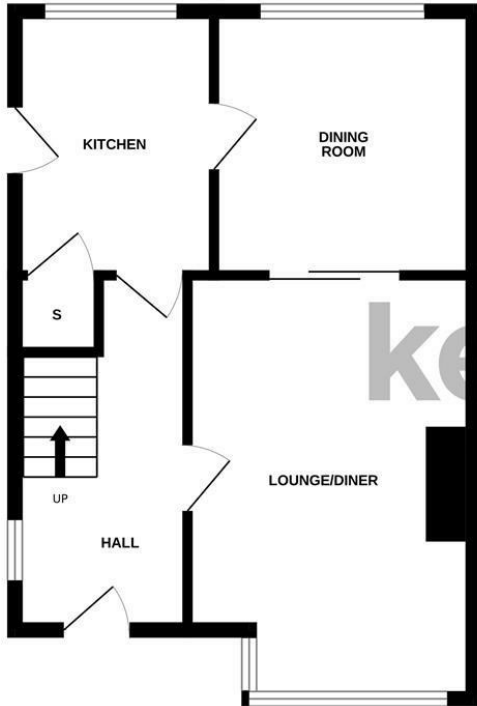
To the front of the property is a large frontage with lawn area and shrubbery. Driveway to the side giving ample off road parking.

To the rear of the property is the garage with power. Potential for large tiered lawn, lawn areas and mature flower beds.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA : 852 sq.ft. (79.2 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) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

