

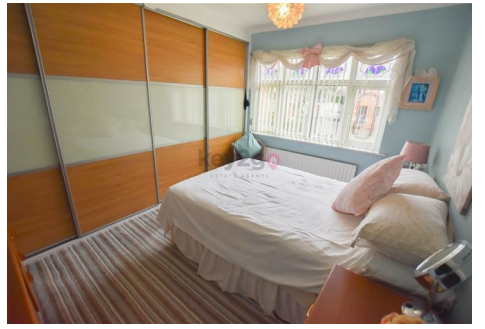
Marketing Preview



65 Flockton Avenue, Sheffield, S13 9QP

£190,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £190,000 - £200,000 ** CHAIN FREE!!** A fantastic opportunity to purchase this ready to move into, three bedroom semi-detached property situated on a good sized plot in a popular location. Offering detached garage and large garden. Close to schools, amenities and being greatly positioned to access the Sheffield Parkway allowing easy access to the M1 Motorway and City Centre.

SUMMARY

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HALLWAY

Enter via uPVC door with obscure glass window into the hallway with neutral decor, modern striped carpet and telephone point. Ceiling light, radiator and obscure glass window. Stair rise to the first floor and door to the lounge.

LOUNGE 13'7" x 11'11"

A good sized reception room with carpet flooring, feature wallpapered wall and coal effect gas fire. TV point, ceiling light and window to the front. Open to the dining room.

DINING ROOM 8'11" x 8'6"

Archway from the lounge into the dining room with continued decor and carpet. Ceiling light, radiator and window to the rear. Double sliding doors to the kitchen.

KITCHEN 7'9" x 8'10"

An open plan feel kitchen but it can be closed off with the sliding doors. Having ample modern high gloss wall and base units, contrasting worktops and tiled splash backs. Stainless steel one and a half sink with chrome mixer tap. Double electric oven and integrated gas hob. Space for full height fridge and space for washing machine. Door to the outside.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with wall light, obscure glass window and access to the loft. Doors to the three bedrooms and shower room.

BEDROOM ONE 8'7" x 12'4"

A double bedroom having painted walls, striped carpet and fitted wardrobes. Ceiling light, radiator and window.

BEDROOM TWO 10'4" x 8'7"

A second double bedroom with neutral decor and wood effect flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'4" x 9'1"

A third single bedroom with painted walls, wood effect flooring and over stairs storage cupboard. Ceiling light, radiator and window to the front.

SHOWER ROOM 6'5" x 5'7"

Comprising of shower cubicle with electric shower, vanity wash basin and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

Situated on a corner plot with hedging to the surrounding, lawn and path the door to the front of the property. Driveway and

garage.

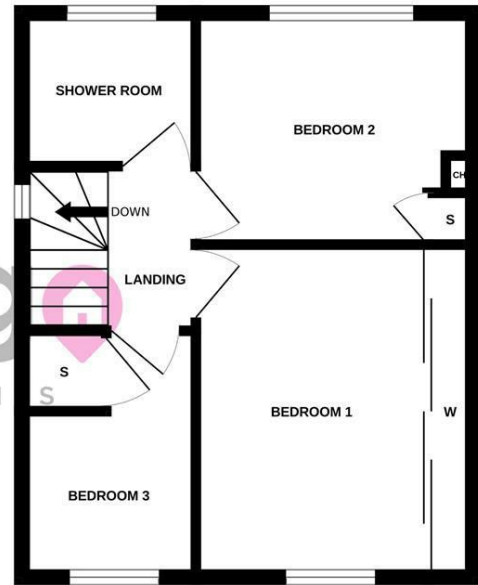
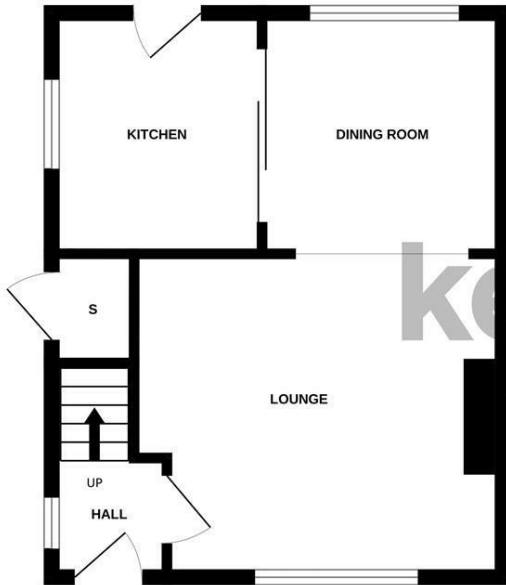
To the rear of the property is a a low maintenance, enclosed garden with patio.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



key2go
TATE AGENTS

TOTAL FLOOR AREA : 689 sq.ft. (64.0 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		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>