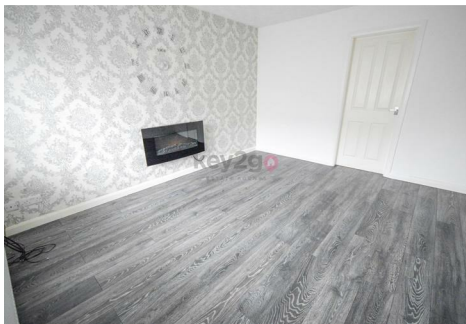


Marketing Preview



18 Pritchard Close, Sheffield, S12 4BU

£185,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this ready to move into, three bedroom semi-detached property which is tucked away in a cul-de-sac. Being well presented and having two reception rooms, good sized garden and off road parking. Within walking distance to shops including Crystal Peaks and Drakehouse Retail Park and being close to tram stops. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this ready to move into, three bedroom semi-detached property which is tucked away in a cul-de-sac. Being well presented and having two reception rooms, good sized garden and off road parking. Within walking distance to shops including Crystal Peaks and Drakehouse Retail Park and being close to tram stops. Perfect for first time buyers or families alike!

HALLWAY

Enter via uPVC door into hallway with white walls and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

LOUNGE 11'11" x 13'8"

A bright and spacious reception room with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front. Door to the kitchen/diner.

KITCHEN/DINER 15'2" x 10'4"

A spacious kitchen/diner with wall and base units, contrasting worktops with matching splash backs. One and a half sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for dishwasher, washing machine and space for a full height fridge/freezer. Spotlighting, radiator and three windows. Under stairs storage cupboard, laminate flooring and door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with access to the loft and ceiling light. Doors to the three bedrooms, bathroom and airing cupboard housing the boiler.

BEDROOM ONE 9'3" x 11'5"

A good sized double bedroom with white walls, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 9'4" x 10'6"

A second double bedroom with a feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'11" x 6'5"

A third single bedroom with white walls and laminate flooring. Ceiling light, radiator and window to the front.

BATHROOM 5'7" x 7'5"

Comprising of bath with overhead shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

OUTSIDE

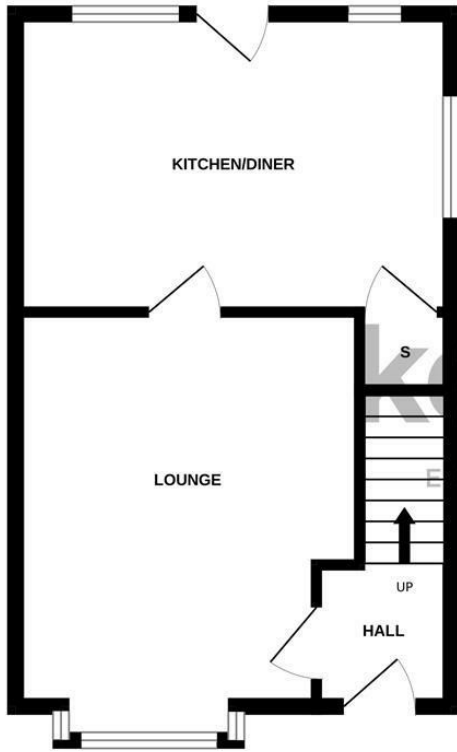
To the front of the property is a driveway and small lawn area.

To the rear of the property is a private, good sized and enclosed garden. Two decked areas, lawn, patio and shed.

PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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