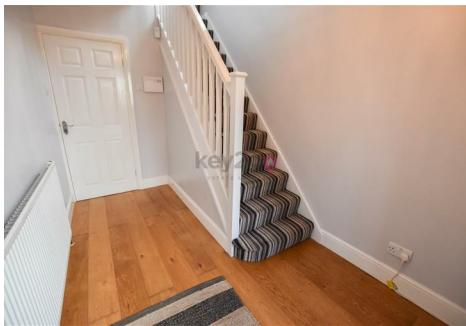


## Marketing Preview



**359 Hollinsend Road, Sheffield, S12 2NN**

**£280,000**

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



A fantastic opportunity to purchase this spacious three bedroom detached property which is situated in a popular area. Offering modern decor throughout and planning for a side extension to make four bedrooms. Also having garage and good sized garden. Good for commuting to the City Centre and M1 Motorway. Perfect family home!

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

## SUMMARY

A fantastic opportunity to purchase this spacious three bedroom detached property which is situated in a popular area. Offering modern decor throughout and planning for a side extension to make four bedrooms. Also having garage and good sized garden. Good for commuting to the City Centre and M1 Motorway. Perfect family home!

## HALLWAY

Enter via uPVC door with obscure glass window and side window into the hallway with ceiling light, radiator, burglar alarm keypad and smoke alarm. Stair rise to the first floor and door to the kitchen.

## KITCHEN 6'9" x 11'11"

Comprising of ample modern wall and base units, contrasting worktops and tiled splash backs. Stainless steel one and a half sink with drainer and chrome mixer tap. Integrated gas hob, electric oven and extractor fan. Space for a washing machine and space for a tumble dryer. Recess spotlighting, radiator and window to the rear. Tile effect flooring and door to the lounge/diner.

## LOUNGE/DINER 9'10" x 25'8"

Comprising of neutral decor and wood effect flooring. Wall lighting, ceiling light, two radiators and walk in bay window. Patio door to the rear.

## STAIRS/LANDING

A modern striped carpeted stair rise to the first floor landing with ceiling light, smoke alarm and obscure glass window. Access to the loft and doors to the three bedrooms and bathroom.

## BEDROOM ONE 10'0" x 12'5"

A double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and walk in bay window to the front.

## BEDROOM TWO 10'0" x 12'9"

A second double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 6'10" x 7'3"

A third bedroom which is currently used as a games room with painted walls and carpeted flooring. Ceiling light, radiator and window to the front.

## BATHROOM 6'8" x 8'11"

A spacious bathroom having bath, shower cubicle with plumbed in shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

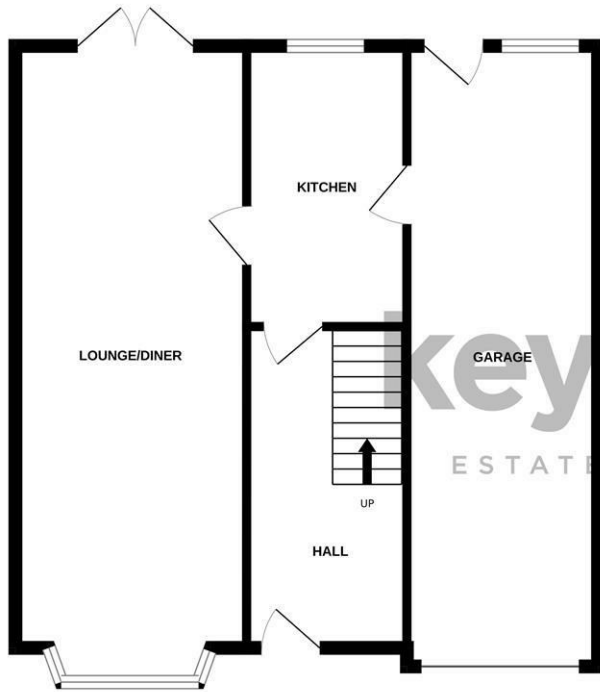
## OUTSIDE

To the front of the property is gates that open to the driveway with off road parking for two cars, garage with power and lighting and hedging to the front and side for privacy.

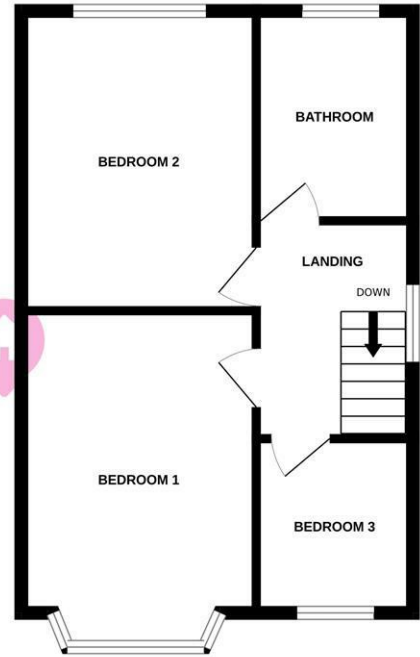
To the rear of the property is a good sized garden with patio, lawn and decking area.

## PROPERTY DETAILS

GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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>84</b>
(69-80) <b>C</b>	<b>71</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	

