

Marketing Preview



33 Cardwell Avenue, Sheffield, S13 7XB

£325,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



****GUIDE PRICE £325,000 - £335,000**** A STUNNING and READY TO MOVE INTO four bedroom detached property which is situated in a quiet spot. Having a high spec finish and offering downstairs WC and master bedroom with ensuite. Also having landscaped garden, ample off road parking and garage. Well positioned for fantastic local amenities and close to schools and local shops. Good road links to the M1 Motorway and City Centre. Perfect family home!!

SUMMARY

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HALLWAY

Enter via composite door into the hallway with wallpapered walls and vinyl flooring. Ceiling light, radiator and burglar alarm keypad. Stair rise to the first floor and door to lounge.

LOUNGE 14'5" x 15'4"

A spacious reception room with a media wall, built in electric fire and carpeted flooring. Ceiling light, two wall lights, radiator and walk in bay window to the front. Open to the dining room.

DINING ROOM 8'9" x 8'7"

Comprising of a feature wallpapered wall and vinyl flooring. Ceiling light, radiator and patio doors to the rear. Door to the kitchen.

BREAKFAST KITCHEN 14'7" x 8'7"

A stunning kitchen with ample high gloss wall and base units, wood effect worktops and tiled splash backs. One and a half sink with a drainer and mixer tap. Neff appliances including the double oven, 5 ring hob, extractor fan, fridge/freezer, second freezer and dishwasher. As well as integrated wine cooler. Breakfast bar and Karndean flooring. Ceiling light, spotlighting, vertical style radiator and window to the rear. UPVC door to the rear and door to the inner lobby which gives access to the downstairs WC and garage.

DOWNSTAIRS WC 5'4" x 3'0"

Comprising of a pedestal sink, close coupled WC and laminate flooring. Ceiling light, ladder style radiator and obscure glass window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with spotlighting, access to the loft and airing cupboard. Doors to the four bedrooms and bathroom.

BEDROOM ONE 14'2" x 12'7"

A good sized double bedroom with feature wallpapered wall, carpeted flooring and fitted wardrobes. Spotlighting, radiator and window to the front. Door to the ensuite.

ENSUITE 8'6" x 4'10"

Comprising of a pedestal sink, close coupled WC and a shower cubicle with an overhead shower. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and laminate flooring.

BEDROOM TWO 8'3" x 8'2"

A second double bedroom with feature painted walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 8'7" x 8'0"

A third double bedroom with feature wallpapered wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM FOUR 8'3" x 6'0"

A fourth single bedroom with feature wallpapered wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BATHROOM 6'5" x 6'1"

Comprising of a 'p' shaped bath with an overhead electric shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

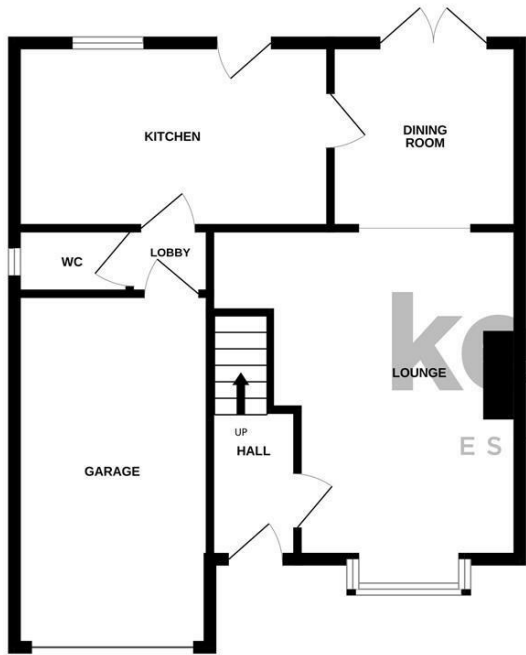
To the front of the property is a large patterned concrete driveway providing ample off road parking, astroturf area and access to the garage with power, lighting and water. Gate to the rear.

To the rear of the property is a beautifully presented, landscaped garden with decking area, composite decked area and astroturf. Fencing, shrubbery and plants.

PROPERTY DETAILS

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

GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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		79
(69-80) C	65	
(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	

