

Marketing Preview



30 Cotleigh Crescent, Sheffield, S12 4HT

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this ready to move into and good sized three bedroom semi-detached property which is tucked into a corner with a larger than average plot to the rear. Being immaculately presented and having a downstairs WC and conservatory. The property is well positioned for local amenities and is on the door step to main public transport links. With good road networks to Sheffield City Centre and a within close proximity to a choice of local schools. Ideal for a first time buyer or small families alike!

SUMMARY

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HALLWAY

Enter via a composite door into the hallway with neutral decor and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the kitchen, downstairs Wc and lounge.

KITCHEN/DINER 10'2" x 13'1"

Having wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a washing machine. Two ceiling lights, radiator and two windows. Laminate flooring and door to the rear lobby which gives access to the rear garden and under stairs storage cupboard.

DOWNSTAIRS WC 3'2" x 3'8"

Having a low flush WC and laminate flooring. Ceiling light, radiator obscure glass window.

LOUNGE 10'2" x 18'0"

A bright reception room with a feature wallpapered chimney breast, carpeted flooring and a fireplace. Two ceiling lights, radiator and window to the front. Door to the conservatory.

CONSERVATORY 8'10" x 9'3"

Having carpeted flooring, wall strip light and door to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with access to the loft, window and radiator. Doors to the three bedrooms and bathroom.

BEDROOM ONE 10'2" x 13'1"

A generous sized double bedroom with part painted walls, carpeted flooring and a storage cupboard. Ceiling light, radiator and two windows with open views.

BEDROOM TWO 10'5" x 13'1"

A second double bedroom with neutral decor, carpeted flooring and a cupboard housing the boiler. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'6" x 9'2"

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

BATHROOM 6'10" x 4'7"

Having a bath with an overhead electric shower, wash basin and close coupled WC. Spot lighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

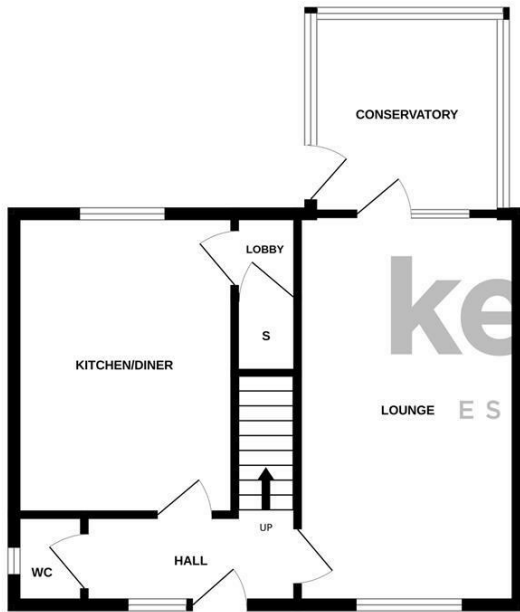
To the front of the property is a path to the front door, side and rear. Slate chippings and fencing.

To the rear of the property is a larger than average, enclosed and private rear garden which boasts masses of potential. Having a lawn area, plants and shrubbery. Freenhouse, brick built greenhouse and shed.

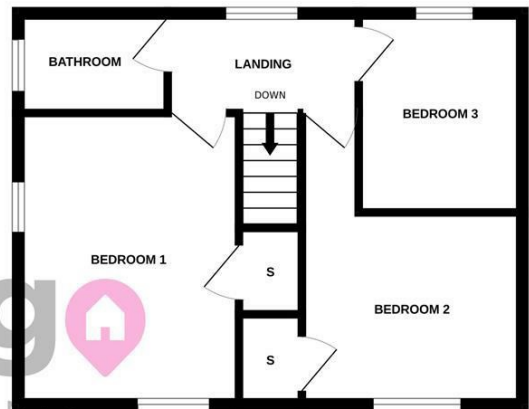
PROPERTY DETAILS

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

GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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		
(69-80) C		
(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	

