

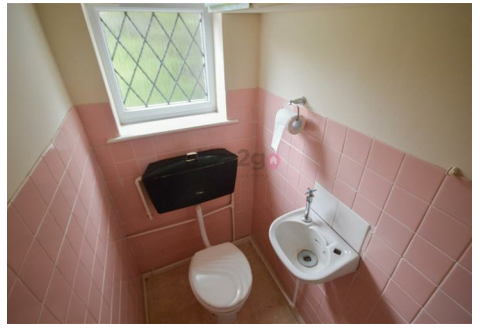
Marketing Preview



47 Charnock Drive, Sheffield, S12 3HD

£240,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A fantastic opportunity to purchase this extended three bedroom semi-detached property which boasts masses of potential. Offering downstairs WC and an installed alarm system. Also having a garage and off road parking. Positioned close to road links to Sheffield City Centre and with main transport links close by. Perfect for first time buyers or families alike!!

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

SUMMARY

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HALLWAY

Enter via a mini porch into the spacious hallway with a light fitting, radiator and window. Smoke alarm, stair rise to the first floor and doors to the lounge and kitchen.

LOUNGE 10'7" x 12'10"

Having carpeted flooring and a fireplace. Ceiling light, radiator and bay window. Sliding glass doors into the diner.

DINING ROOM 10'1" x 9'5"

An extra living space with carpeted flooring and neutral decor. Ceiling light, radiator and large window looking into the kitchen.

KITCHEN 16'1" x 9'3"

Having access to the extension with wall and base units and worktops. Vinyl flooring and storage cupboard. Two radiators and two windows. Double doors to the back garden and door to the downstairs WC.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor and wooden wall on the bathroom. Light fitting, smoke alarm and access to the part boarded loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 8'5" x 14'9"

A double bedroom with carpeted flooring, neutral decor and built in wardrobes. Ceiling light, radiator and large window.

BEDROOM TWO 10'6" x 12'8"

A second double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'0" x 6'10"

A third single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

BATHROOM 7'11" x 5'5"

Having a bath, pedestal sink and WC. Ceiling light, radiator and two windows. Tiled walls and vinyl flooring.

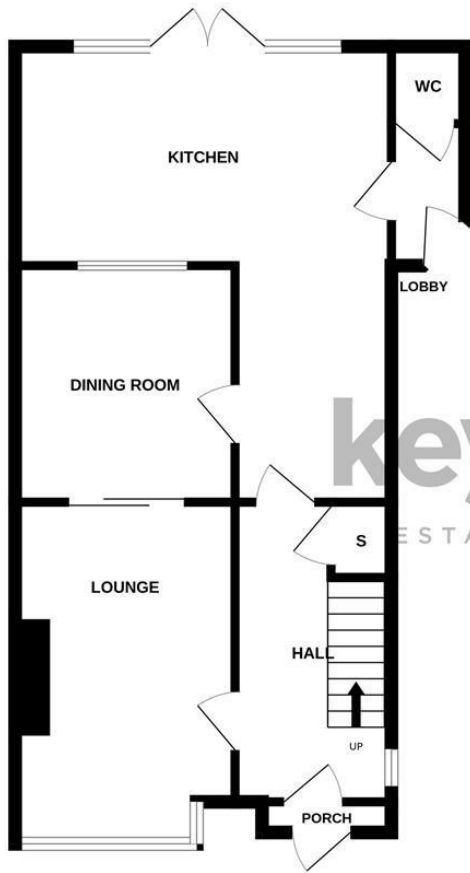
OUTSIDE

To the rear of the property is an enclosed and low maintenance garden with lawn area, patio and a bricked in shed. Access to the garage.

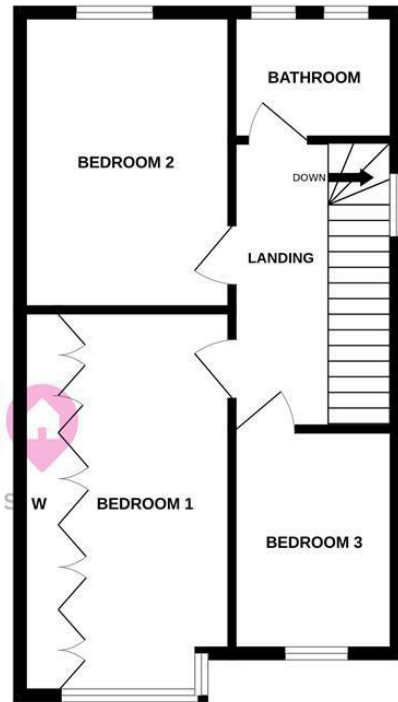
PROPERTY DETAILS

- LEASEHOLD

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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		
(55-68) D	65	
(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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