

Marketing Preview



20 Collingbourne Avenue, Sothall, Sheffield, S20 2QR

£270,000

Bedrooms 3, Bathrooms 2, Reception Rooms 3



CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached property. Offering conservatory, downstairs WC and master bedroom with ensuite. Also having off road parking and garage. Good road links into Sheffield City Centre and the M1 Motorway. Close to Rother Valley, Crystal Peaks and a short walk to a choice of schools. Perfect family home!

SUMMARY

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PORCH

Enter via composite door into the porch with ceiling light, feature wallpapered wall and tiled flooring. Storage cupboard and door to the lounge.

LOUNGE 11'8" x 15'10"

Comprising of a feature wallpapered wall, carpeted flooring and stair rise to the first floor. Ceiling light, radiator and window to the front. Door to the kitchen/diner.

KITCHEN/DINER 11'8" x 10'2"

A modern recently fitted kitchen with wall and base units, wood effect worktops and upstands. One and a half sink with a drainer and hose style mixer tap. Double oven, integrated electric 5 ring hob and stylish extractor fan. Integrated microwave, integrated fridge/freezer and integrated dishwasher. Recess spotlighting, two radiators and window. Neutral decor and tiled flooring. Doors to the conservatory, utility room and outside.

UTILITY ROOM 5'7" x 8'5"

Comprising of a worktop, storage area with the combi boiler and under counter space for a washing machine and tumble dryer. Ceiling light, tiled flooring and neutral decor.

WC 2'7" x 7'5"

Comprising of a vanity wash basin with a tiled splash back and close coupled WC. Ceiling light and tiled flooring.

CONSERVATORY 11'10" x 9'6"

A great extra living space with a pitched ceiling, painted walls and wooden flooring. Recess spotlighting, radiator and windows to three sides. Door to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a feature wallpapered wall, ceiling light and smoke alarm. Access to the loft and doors to the three bedrooms and bathroom.

MASTER BEDROOM 9'1" x 17'11"

A spacious double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window. Door to the ensuite.

ENSUITE 9'1" x 7'6"

A generous sized ensuite with a double shower cubicle with a plumbed in shower and handheld shower, pedestal sink and close coupled WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

BEDROOM TWO 11'8" x 9'10"

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

BEDROOM THREE 6'6" x 11'0"

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

FAMILY BATHROOM 4'10" x 7'4"

Comprising of a bath, pedestal sink and close coupled WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

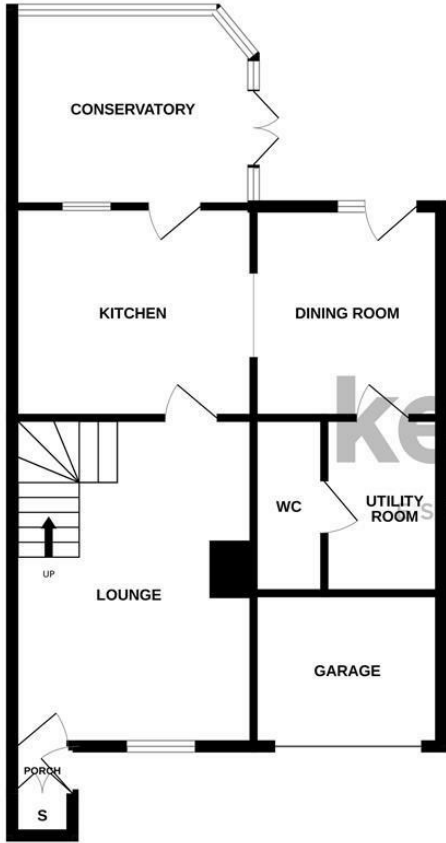
To the front of the property is a patterned concrete driveway, slate chipping areas and a low rise wall to both side boundaries. Access to the garage and path down the side of the property to the rear garden.

To the rear of the property is an enclosed and low maintenance garden with two patio areas, lawn and astroturf.

PROPERTY DETAILS

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

GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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		80
(69-80) C	64	
(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	

