



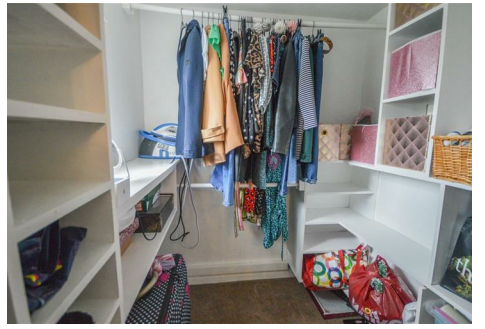
## Marketing Preview



**3B Frith Close, Hollinsend, Sheffield, S12 2ET**

**£110,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



CHAIN FREE!! Call our sales team today to arrange your viewing for this beautifully presented two bedroom top floor apartment. Having open plan lounge/diner, modern kitchen and shower room. Situated in a popular residential area and close to great local amenities and schools. Also having good road links to Sheffield City Centre. Ideal for first time buyers or investors!

### SUMMARY

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### HALLWAY

Enter into the welcoming hallway with neutral decor and laminate flooring. Spot lighting and radiator. Doors to lounge/diner, two bedrooms, walk in wardrobe and shower room.

### LOUNGE/DINER 19'11" x 11'9"

A bright and spacious reception room with neutral decor and laminate flooring. Spot lighting, two radiators and two windows to front and back. Door to the kitchen.

### KITCHEN 6'11" x 10'9"

Fitted with wall and base units, contrasting worktops and tiled splash backs. Stainless steel circular sink with drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for washing machine, integrated fridge and freezer. Spot lighting, window to the rear and vinyl flooring. Cupboard housing the boiler.

### BEDROOM ONE 13'8" x 9'2"

A large double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the front. Open to walk in wardrobe which could be used as a third bedroom.

### BEDROOM TWO 9'7" x 7'8"

A double bedroom with part painted walls and carpet flooring. Ceiling light, radiator and window to the front.

### SHOWER ROOM 7'4" x 6'9"

A modern shower room having a shower cubicle with electric shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring. Storage cupboard housing hot water tank.

### PROPERTY DETAILS

- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

GROUND FLOOR



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>		
(69-80) <b>C</b>	70	77
(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	

