

Marketing Preview



1 Wickfield Grove, Sheffield, S12 4TL

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this well presented three bedroom semi-detached property. Offering brand new boiler, off road parking and garage. Situated close to great local amenities and transport links. This property is ideal for first time buyers!

SUMMARY

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HALLWAY

Enter through UPVC door into hallway with painted walls and wood effect flooring. Ceiling light and radiator. Doors storage cupboard, kitchen and lounge. Stair rise to first floor landing with space underneath currently used as office.

LOUNGE 15'7" x 10'8"

A spacious lounge with feature wallpapered wall, carpet flooring and feature fireplace. Ceiling light, radiator and window. Door leading to rear garden.

KITCHEN/DINER 9'0" x 14'3"

A good sized kitchen/diner fitted with ample wall and base units, marble effect worktops and back splash. Oven, hob and extractor fan. One and a half sink with drainer and space for full height fridge/freezer and washing machine. Two ceiling lights, radiator and boiler. Two windows and wood effect flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with white walls and ceiling light. Doors to three bedrooms, bathroom and storage cupboard. Access to loft.

BEDROOM ONE 9'1" x 12'1"

A good sized double bedroom with laminate flooring and painted walls. Ceiling light, radiator and window.

BEDROOM TWO 9'1" x 10'10"

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

BEDROOM THREE 7'10" x 6'3"

A single bedroom with feature wallpapered wall and original wood flooring. Ceiling light, radiator and window.

BATHROOM 6'3" x 6'2"

A modern bathroom comprising of bath with electric shower and shower screen. Sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tiled walls and vinyl flooring.

OUTSIDE

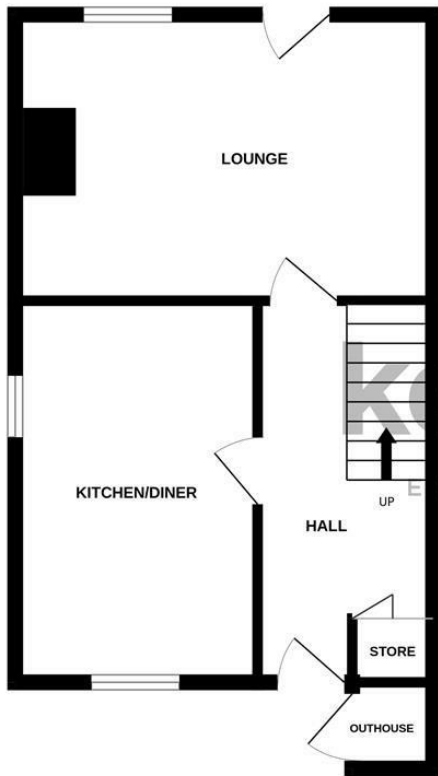
To the front of the property is a lawn with ample shrubbery and trees. Driveway and detached garage.

To the rear of the property is a stone patio area, steps to the lawn, shrubbery and shed.

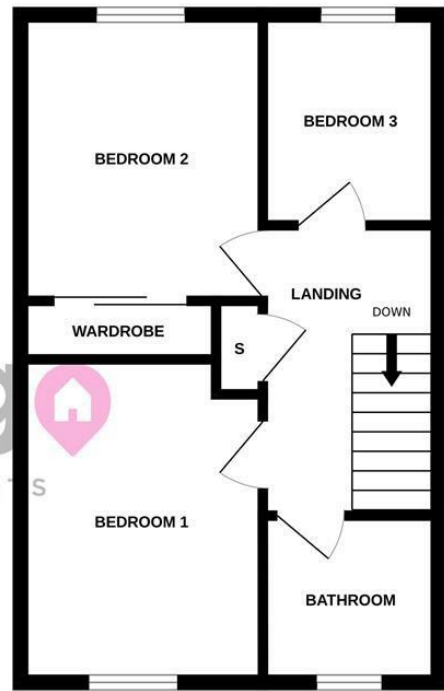
PROPERTY DETAILS

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

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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		85
(69-80) C	71	
(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	

