

Marketing Preview



12 Spinkhill View, Renishaw, Sheffield, S21 3WN

£260,000

Bedrooms 3, Bathrooms 3, Reception Rooms 1



**** GUIDE PRICE £260,000 - £270,000**** A unique opportunity to purchase this well presented three double bedroom detached property situated in a quiet cul-de-sac. Offering master bedroom with ensuite, downstairs WC and conservatory. Also having off road parking, Integral garage and and good sized enclosed rear garden. The property is well positioned for fantastic local amenities and good road links to the M1 Motorway, Sheffield and Chesterfield. Perfect family home!

SUMMARY

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KITCHEN/DINER 14'10" x 10'7"

Enter into good sized kitchen/diner fitted with ample wall and base units, contrasting worktops and splash backs. One and a half sink with mixer tap. Integrated fridge and dishwasher. Recess spot lighting, radiator and window to the front. Doors to lounge, downstairs WC, garage and side of property.

DOWNSTAIRS WC 5'6" x 3'1"

Comprising of low flush WC and pedestal sink. Ceiling light, radiator and obscure glass window. Tiled flooring and neutral decor.

LOUNGE 18'11" x 12'1"

A spacious lounge with neutral decor and carpet flooring. Optimist fire with log burner effect, tiled hearth and beams surrounding. Two ceiling lights, two radiators, TV point and telephone point. Stair rise to first floor landing and door to conservatory.

CONSERVATORY 17'0" x 10'5"

Great extra living space with wood effect flooring, ceiling fan light and painted walls. Air to air source heat pump and air conditioning unit. Double doors to garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, smoke alarm and window. Access to loft and doors to three bedrooms and bathroom.

MASTER BEDROOM 10'10" x 12'0"

A good sized double bedroom with carpet flooring and half wood paneling to walls. Ceiling light, radiator and window. Two fitted wardrobes and door to ensuite.

ENSUITE 7'7" x 6'9"

Comprising of shower cubicle with plumbed in shower, pedestal sink and low flush WC. Ceiling light, radiator and extractor fan. Obscure glass window and vinyl flooring

BEDROOM TWO 11'2" x 10'0"

A second double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the rear.

BEDROOM THREE 8'7" x 8'0"

A third double bedroom with carpet flooring and neutral decor. ceiling light, radiator and window.

BATHROOM 7'10" x 8'3"

Comprising of bath with mixer tap and hand held shower, pedestal sink and low flush WC. Part tiled walls and wood effect flooring. ceiling light, extractor, radiator and obscure glass window. Door to airing cupboard housing hot water tank.

OUTSIDE

To the front of the property is a driveway for two cars, slate chipping area and access to garage with power, lighting, water and housing washing machine and dryer. gate to rear.

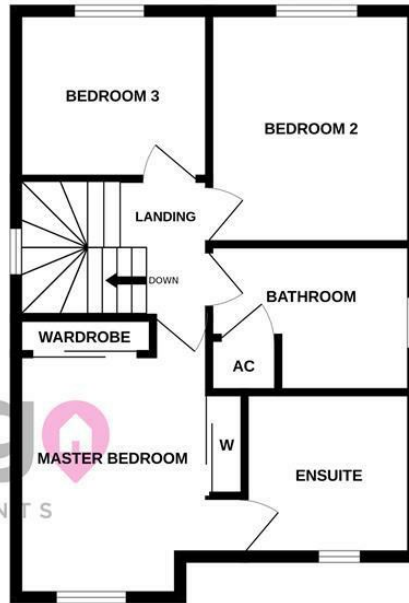
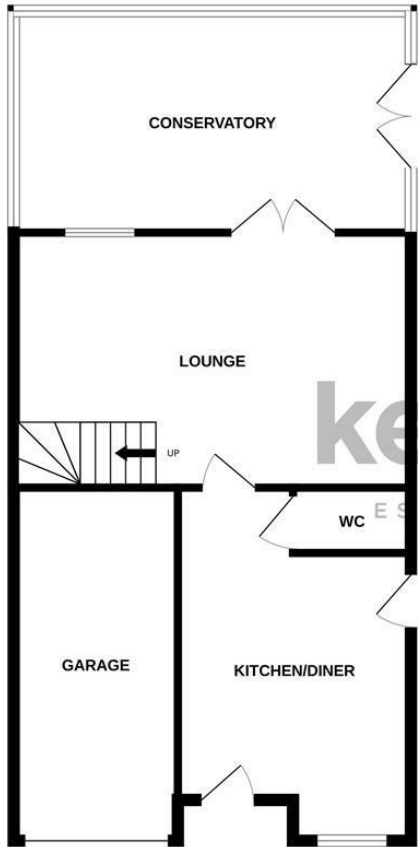
To the rear of the property is a low maintenance enclosed garden with lawn, large decked area and shed.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- SOLAR PANELS
- COUNCIL TAX BAND C

GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA: 1247 sq.ft. (115.8 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		84
(69-80) C		
(55-68) D	56	
(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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