

Marketing Preview



18 Brushfield Grove, Sheffield, S12 4XR

£220,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this ready to move into three bedroom semi-detached property which is situated on a quiet road on a cul-de-sac. Offering a modern kitchen and bathroom, landscaped garden and off road parking. Being close to Frecheville pond, amenities and schools. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this ready to move into three bedroom semi-detached property which is situated on a quiet road on a cul-de-sac. Offering a modern kitchen and bathroom, landscaped garden and off road parking. Being close to Frecheville pond, amenities and schools. Perfect for first time buyers or families alike!

HALLWAY

Enter via composite door into the welcoming hallway with wallpapered walls and karndean flooring. Ceiling light, wall lighting and radiator. Open to the kitchen and doors to the WC and lounge.

KITCHEN 11'1" x 7'7"

A modern kitchen having ample high gloss wall and base units, wood effect worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Space for a full height fridge/freezer and under counter space for a washing machine. Ceiling light, karndean flooring, window to the front and integrated table.

WC 1'11" x 5'3"

Comprising of a vanity wash basin and close coupled WC. Spotlighting, karndean flooring and obscure glass window.

LOUNGE 17'0" x 11'2"

A spacious reception room with a feature wallpapered wall, solid wood flooring and a feature fireplace. Ceiling light, two wall lights, radiator and window. Double doors to the conservatory.

CONSERVATORY 15'6" x 9'10"

A spacious extra living space with a solid roof, karndean flooring and white walls. Spotlighting, radiator and double doors to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 8'4" x 9'2"

A good sized double bedroom with wallpapered walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and walk in bay window to the front.

BEDROOM TWO 8'7" x 9'2"

A second double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'1" x 9'2"

A third single bedroom with a wallpapered walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 8'2" x 7'3"

A modern bathroom having a bath with an overhead electric shower, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls, vinyl flooring and storage cupboard.

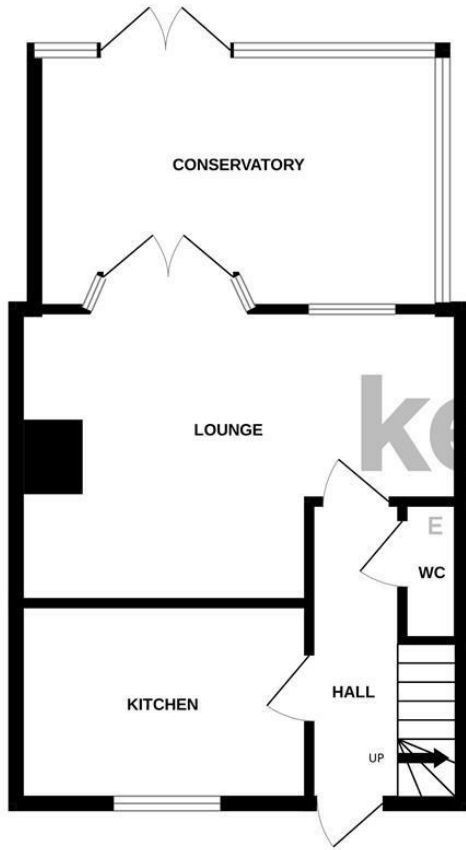
OUTSIDE

To the front of the property is a driveway with off road parking for two cars and path to the front door. To the rear of the property is a landscaped, enclosed and tiered low maintenance garden with a patio, astroturf and decking area. Shed and well maintained plants and shrubs.

PROPERTY DETAILS

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

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 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		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

