

Marketing Preview



3 Goathland Road, Sheffield, S13 7RS

£230,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £230,000 - £240,000 **** A fantastic opportunity to purchase this immaculately presented three bedroom, semi-detached property which is situated on a quiet road. Offering open plan kitchen/living/dining, spacious ground floor living and being extended. Also having off road parking and a large rear garden with ample storage. Good road links to the M1 Motorway, City Centre and Crystal Peaks. Perfect family home!

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with painted walls and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge and kitchen/diner.

LOUNGE 11'1" x 10'11"

A cosy reception room with a feature wallpapered chimney breast, carpeted flooring and a feature fireplace. Ceiling light, radiator and walk in bay window to the front.

KITCHEN/DINER/LIVING 17'0" x 18'4"

An open plan and extended 'u' shaped reception room with ample solid oak wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, microwave, hob and extractor fan. Integrated dishwasher, space for an American style fridge/freezer and under counter space for a washing machine. Four ceiling light and window to the rear. Laminate flooring and a feature wallpapered wall. Under stairs storage cupboard, side door to outside and sliding patio doors to the rear.

STAIRS/LANDING

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

BEDROOM ONE 7'10" x 10'9"

A bright double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and walk in bay window to the front.

BEDROOM TWO 9'6" x 8'0"

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

BEDROOM THREE 5'8" x 7'1"

A third single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 8'3" x 5'6"

A stunning shower room having a walk in double shower cubicle with a overhead and handheld shower, vanity unit with a wash basin and back to wall WC. Ceiling light, vintage radiator and obscure glass window. Feature tiled wall and tiled flooring.

OUTSIDE

To the front of the property is a driveway with off road parking

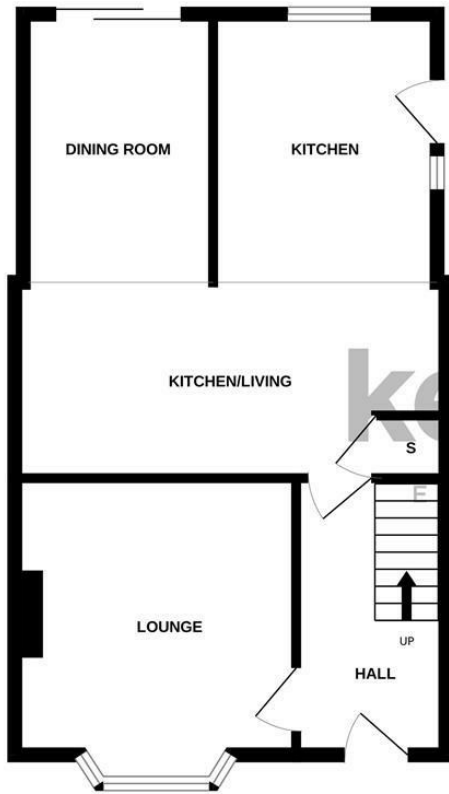
for one car and a path to the rear.

To the rear of the property is a generous sized, enclosed and low maintenance garden with two patio areas and a large lawn. Well maintained trees, plants and rockery. One large workshop, three sheds one of which is fully insulated, double glazed with power and stable door currently used as a craft room.

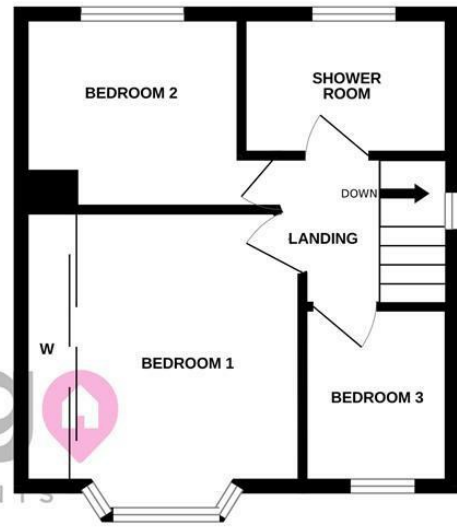
PROPERTY DETAILS

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

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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		82
(69-80) C	67	
(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	



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