



Marketing Preview



275 Hartland Avenue, Sothall, Sheffield, S20 2PZ

£270,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this three bedroom detached bungalow which is situated on a large plot. Being well presented throughout and having a large living/dining space and ample storage space. Having off road parking for multiple cars, garage and private and enclosed rear garden. Close to Rother Valley, Crystal Peaks and Drakehouse Retail Park. Perfect for downsizers or families!

SUMMARY

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HALLWAY

Enter via uPVC door with an obscure glass window into the hallway with neutral decor and laminate flooring. Ceiling light, radiator and storage cupboard. Doors to the lounge/diner and kitchen.

KITCHEN 8'6" x 9'4"

A modern kitchen fitted with ample wall and base units, new worktops and neutral tiled splash back. Integrated oven, gas hob and extractor fan. Space for a full height fridge/freezer, washing machine and dishwasher. Ceiling light and window.

LOUNGE/DINER 18'3" x 18'6"

A large "L" shaped open plan lounge/diner with neutral decor, laminate flooring and an exposed brick feature fireplace. Three ceiling lights, radiator and window to the front. Space for a dining table and double doors to the side.

INNER HALLWAY

Comprising of neutral decor, laminate flooring and access to the loft. Storage cupboard housing the boiler and doors to the three bedrooms and bathroom.

BEDROOM ONE 10'9" x 10'0"

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

BEDROOM TWO 9'9" x 8'3"

A second double bedroom with neutral decor, carpeted flooring and built in wardrobes with mirrored sliding doors. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'10" x 6'8"

A third double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

BATHROOM 6'6" x 8'2"

A recently modernised bathroom having a bath with a matt black overhead, handheld shower, tiled surround and glass shower screen. Close coupled WC and sink with matt black taps and tiled area. Two lights, radiator and obscure glass window. Vinyl flooring.

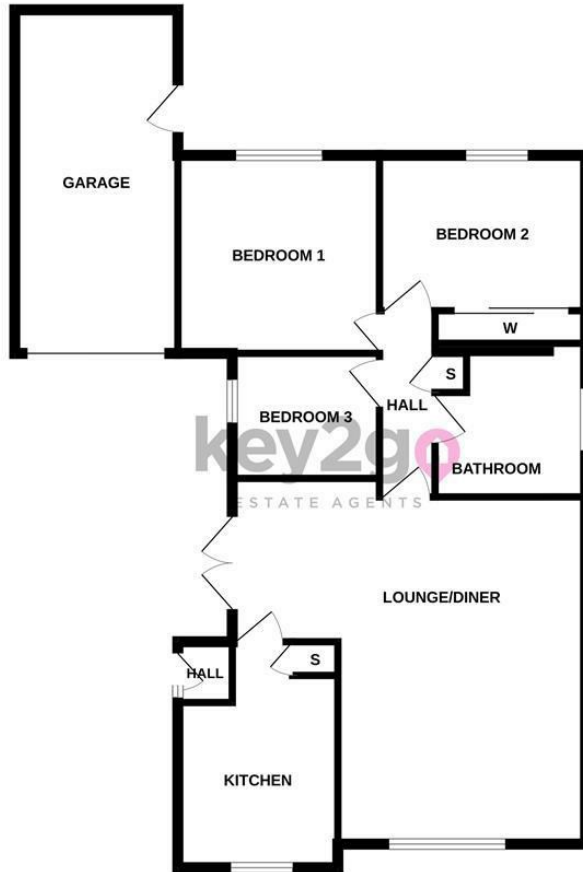
OUTSIDE

To the rear of the property is an enclosed garden with a lawn area, patio area and shed. Access to the garage.

PROPERTY DETAILS

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

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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		85
(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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