



Marketing Preview



3 Thornbridge Rise, Sheffield, S12 3AJ

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached property which is situated in a quiet spot. Boasting masses of potential, being spacious throughout and offering an enclosed garden. Close to bus, tram, schools and amenities. Perfect for first time buyers or families alike!

- ON SMART AND WATER METERS
- GAS CENTRAL HEATING
- CURTAINS AND LAMP SHAPES WILL BE STAYING IN THE PROPERTY
- COUNCIL TAX BAND A

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached property which is situated in a quiet spot. Boasting masses of potential, being spacious throughout and offering an enclosed garden. Close to bus, tram, schools and amenities. Perfect for first time buyers or families alike!

HALLWAY

Enter via uPVC door into the hallway with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and under stairs storage cupboard. Doors to the kitchen and lounge.

LOUNGE 19'9" x 11'1"

A spacious reception room with neutral decor and carpeted flooring. Two ceiling lights, radiator and window to the rear.

KITCHEN 12'11" x 11'1"

Fitted with high gloss base units, contrasting worktops and tiled splash back. One and a half stainless steel sink. Extractor fan, freestanding cooker and washing machine. Ceiling strip light, radiator and window to the front. Carpeted flooring, door to the rear lobby and access to the boiler cupboard and outside.

STAIRS/LANDING

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

BEDROOM ONE 13'1" x 11'1"

A large double bedroom with a feature wallpapered wall and carpeted flooring. Poly tiles to the ceiling and a built in storage cupboard. Ceiling light, radiator and two windows.

BEDROOM TWO 13'0" x 10'6"

A second large double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and two windows. Built in storage cupboard, wardrobe and poly tiles to the ceiling.

BEDROOM THREE 9'6" x 7'9"

A generous sized single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 7'10" x 8'6"

Comprising of a bath, wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Carpeted flooring, part tiled walls and poly tiles to the ceiling.

OUTSIDE

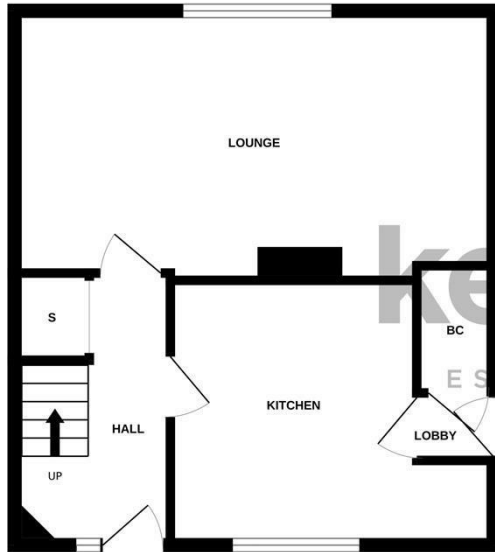
To the front of the property is a lawn area, hedging and garden path to the front and side.

To the rear of the property is a lawn area, hedging and flowerbeds. Also having a brick built outhouse.

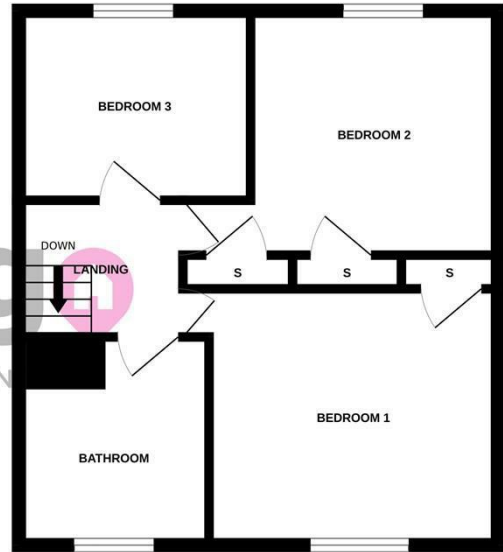
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED

GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

