



Marketing Preview



36 Thornbridge Drive, Sheffield, S12 4YF

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this three bedroom semi-detached property which is situated in a popular location. Being beautifully presented throughout and offering a conservatory, garage and off road parking for two cars. Close to great amenities, schools and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

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

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with laminate flooring, two ceiling lights and radiator. Doors to the WC, lounge and kitchen. Stair rise to the first floor.

LOUNGE 17'5" x 11'3"

A large, modern and spacious reception room neutral decor and carpeted flooring. Two ceiling lights, radiator, window and large window.

KITCHEN 11'3" x 7'8"

A modern kitchen having ample wall and base units and contrasting worktops. Integrated oven, electric hob and extractor fan. Space for a fridge/freezer and washing machine. Ceiling light, radiator and window. Laminate flooring, neutral decor and open to the conservatory.

CONSERVATORY 13'6" x 5'6"

A bright extra living space with laminate flooring, ceiling light and door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and obscure glass window. Access to the loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 10'9" x 12'9"

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

BEDROOM TWO 8'7" x 7'8"

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

BEDROOM THREE 6'4" x 8'9"

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

BATHROOM 8'3" x 6'8"

A modern bathroom having a bath with an overhead shower and glass shower screen, close coupled WC and sink unit with storage. Spotlighting, large vertical radiator and obscure glass window. Neutral decor, vinyl flooring and tiled walls.

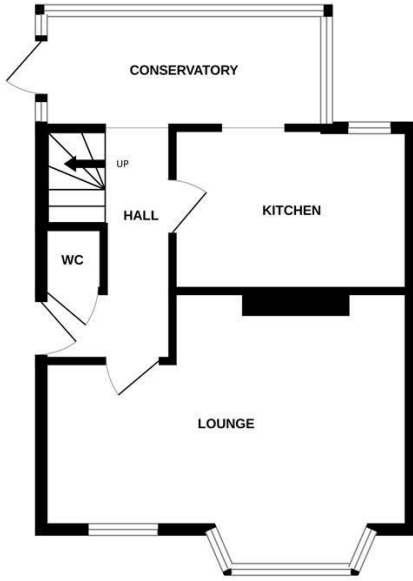
OUTSIDE

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

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

PROPERTY DETAILS

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (83.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

