

## Marketing Preview



**6 Broadlands Croft, Owlthorpe, Sheffield, S20 6SZ**

**£270,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 3**





A fantastic opportunity to purchase this ready to move into three bedroom detached property which is situated on a quiet cul-de-sac in a perfect location. Being well maintained and having a garage and enclosed garden. Close to Crystal Peaks, Drakehouse and countryside walks. Perfect family home!

## SUMMARY

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## HALLWAY

Enter via uPVC door into the hallway with neutral decor and carpeted flooring. Ceiling light, radiator and doors to the WC and lounge.

## WC 3'11" x 4'3"

Comprising of a WC with built in space saving wash basin. Ceiling light, radiator and obscure glass window. Neutral decor and carpeted flooring.

## LOUNGE 15'10" x 14'1"

Having a feature painted wall, neutral decor and carpeted flooring. Feature fireplace with a coal effect electric fire, wood surround, granite hearth and back. Ceiling light, radiator and TV point. Under stairs storage cupboard and stair rise to the first floor. Doors to the kitchen and open to the dining room.

## KITCHEN 7'6" x 8'6"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Space for a freestanding cooker, washing machine, fridge and dishwasher. Ceiling light, radiator and window. Telephone point, burglar alarm keypad and tile effect flooring. Door to the garden.

## DINING ROOM 7'10" x 8'8"

Having neutral decor and carpeted flooring. Ceiling light, radiator and double patio doors to the conservatory.

## CONSERVATORY 11'5" x 11'5"

A great extra living space with ceiling fan light, windows to three sides and wood effect flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and smoke alarm. Neutral decor, access to the loft and an airing cupboard housing the hot water tank. Doors to the three bedrooms and bathroom.

## BEDROOM ONE 9'7" x 11'6"

A double bedroom with neutral decor, carpeted flooring and fitted wardrobes with mirrored fronts. Ceiling light, radiator and box window to the front.

## BEDROOM TWO 9'6" x 8'11"

A second bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear with countryside views.

## BEDROOM THREE 6'0" x 10'10"

A third good sized single bedroom with neutral decor, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and window to the front.

## BATHROOM 7'11" x 5'3"

Comprising of a bath with an electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and carpeted flooring.

## OUTSIDE

To the front of the property is a block paved driveway which leads to the garage with electric door, power, lighting and water. Lawn, flower bed and gate to the side which opens to the rear garden.

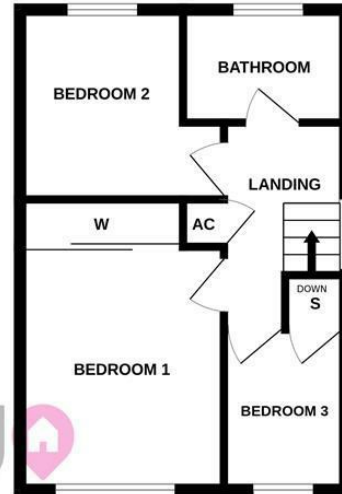
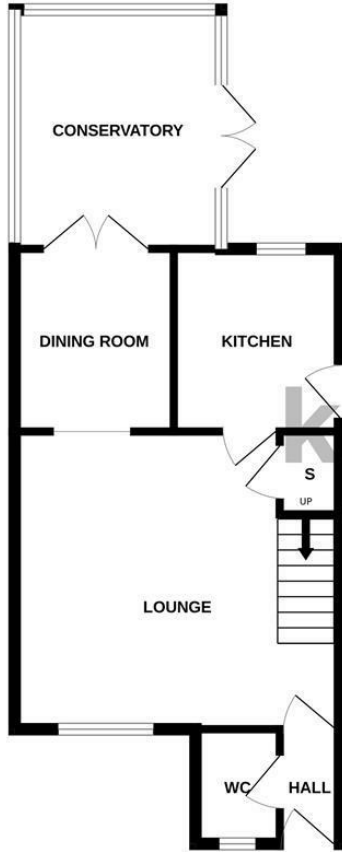
To the rear of the property is a patio, lawn and shrubbery creating privacy. Rear door to the garage.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- BURGLAR ALARM
- FACIAS AND GUTTERS REPLACES APPROX 7 YEARS AGO
- COUNCIL TAX C - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA : 847 sq.ft. (78.7 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 parts 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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