



Marketing Preview



9 Mill Meadow Gardens, Sothall, Sheffield, S20 2NS

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this three bedroom semi-detached property which is situated on a quiet cul-de-sac. Being ready to move into and offering a good sized garden and off road parking. On the doorstep to Rother Valley, close to great amenities and road links to the M1 Motorway and Sheffield City Centre, Perfect for first time buyers or a small family!

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

SUMMARY

A fantastic opportunity to purchase this three bedroom semi-detached property which is situated on a quiet cul-de-sac. Being ready to move into and offering a good sized garden and off road parking. On the doorstep to Rother Valley, close to great amenities and road links to the M1 Motorway and Sheffield City Centre, Perfect for first time buyers or a small family!

HALLWAY

Enter via composite door into the hallway with neutral decor and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

LOUNGE 11'6" x 14'9"

A spacious reception room with neutral decor, laminate flooring and storage cupboard. Ceiling light, radiator and window to the front. Door to the kitchen/diner.

KITCHEN/DINER 14'9" x 11'11"

Having ample wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. oven, hob and extractor fan. Under counter space for a washing machine. Two ceiling lights, radiator and two windows to the rear. Tiled flooring and uPVC door to the rear.

STAIRS/LANDING

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

BEDROOM ONE 8'8" x 12'0"

A good sized double bedroom with a feature wallpapered wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM TWO 6'0" x 12'1"

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

BEDROOM THREE 5'8" x 9'6"

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

BATHROOM 5'10" x 6'5"

Comprising of a bath with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls, tiled flooring and a cupboard housing the boiler.

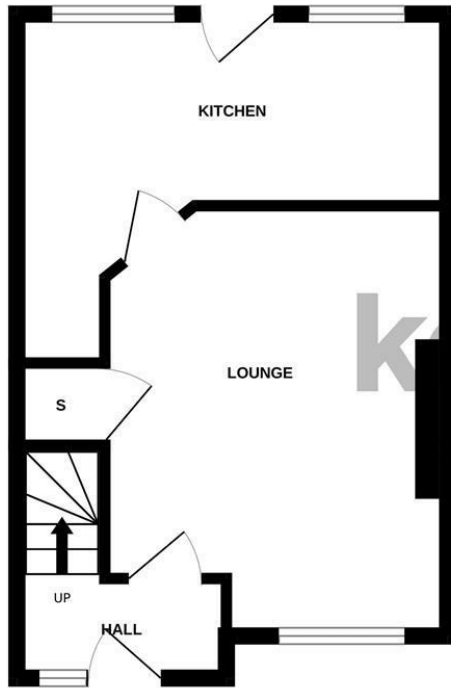
OUTSIDE

To the front of the property is a lawn area and driveway to the secure gates with further parking behind.

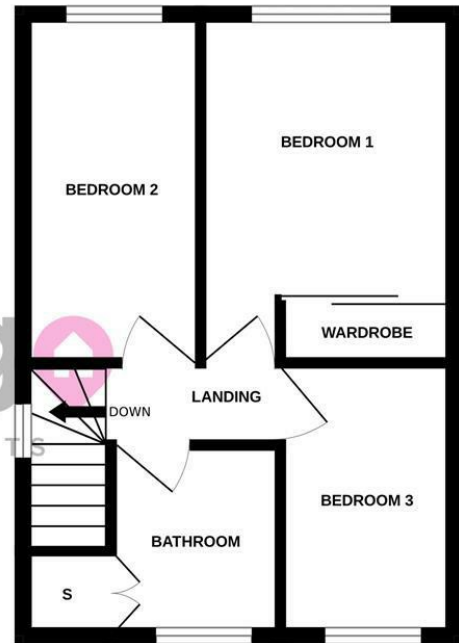
To the rear of the property is a decking area, tarmac patio, further patio and lawn. Fencing, hedging and shed.

PROPERTY DETAILS

GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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		
(69-80) C		
(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	

