



Marketing Preview



8 Spring Water Avenue, Sheffield, S12 4HJ

£180,000

Bedrooms 3, Bathrooms 1, Reception Rooms 3



CHAIN FREE!! A fantastic opportunity to purchase this well maintained three good sized bedroom semi-detached property which backs onto a playing field. Offering an open plan kitchen/diner/living, low maintenance garden and off road parking. Close to tram, amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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PORCH

Enter via uPVC door into the porch with cladding, ceiling light and boiler. Door to the hallway.

HALLWAY

A welcoming hallway with carpeted flooring, spotlighting and radiator. Stair rise to the first floor, large storage cupboard and door to the kitchen.

KITCHEN 7'10" x 8'5"

Fitted with ample high gloss wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine. Oven, hob and extractor fan. Ceiling light, window to the front and vinyl flooring. Open to the dining room,

DINING ROOM 7'10" x 10'9"

Comprising of poly tiles to the ceiling, vinyl flooring and ceiling fan. Sliding doors to the conservatory and open to the lounge.

LOUNGE 14'6" x 10'11"

A spacious reception room with white walls, carpeted flooring and a fireplace. Ceiling light, radiator and window to the rear. Poly tiles to the ceiling.

CONSERVATORY 8'10" x 7'8"

Having acrylic sheeting to the walls and carpeted flooring. Wall lighting, radiator and uPVC door to the garden.

STAIRS/LANDING

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

BEDROOM ONE 13'1" x 10'10"

A generous sized double bedroom with carpeted flooring and two storage cupboards. Ceiling fan light, radiator and window to the rear with field and open views.

BEDROOM TWO 9'5" x 11'0"

A second good sized double bedroom with a storage cupboard and carpeted flooring. Ceiling fan light and window to the rear with open views.

BEDROOM THREE 8'2" x 8'3"

A third generous sized single bedroom with wallpapered walls, carpeted flooring and poly tiles to the ceiling. Ceiling fan light, window and storage cupboard.

BATHROOM 7'10" x 5'11"

Having a corner bath, shower cubicle, vanity wash basin and low flush WC. Two ceiling lights, radiator and two obscure glass windows. Tiled walls and vinyl flooring.

OUTSIDE

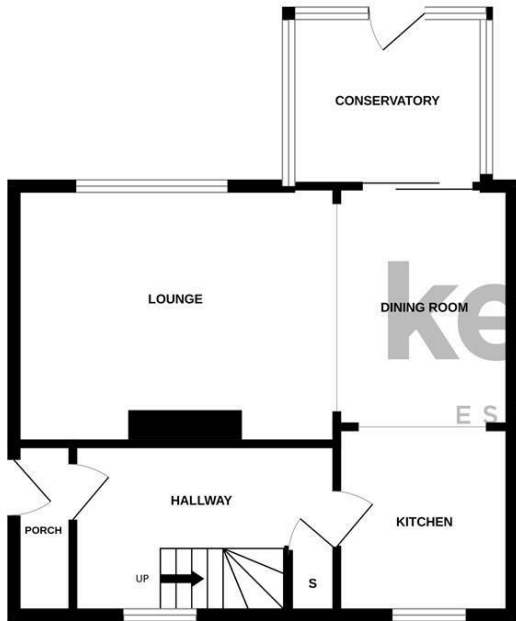
To the front of the property is a driveway with a walled boundary and iron gates. Path to the side and rear.

To the rear of the property is a private garden with patio, astroturf area and open views. Brick built outhouse, summer house and emptied pond with potential.

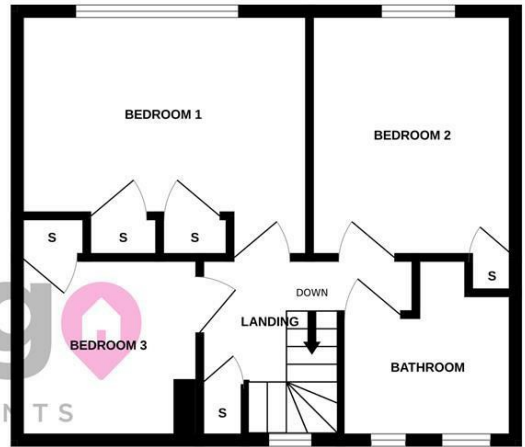
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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		75
(55-68) D	55	
(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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