

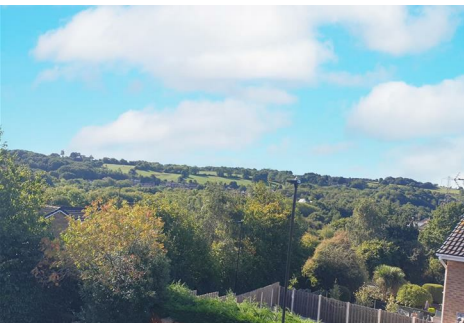
Marketing Preview



22 Stoneacre Avenue, Sheffield, S12 4NT

£325,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this deceptively spacious four bedroom detached property which is situated on a private plot. Offering a master bedroom with an ensuite, formal dining room and downstairs WC. Having off road parking, garage and enclosed garden. Walk away to Crystal Peaks, Drakehouse Retail Park and Tram. Close to amenities and road links to the City Centre and M1 Motorway. Perfect family home!

SUMMARY

**** THE SELLERS ARE CURRENTLY PURCHASING THE FREEHOLD OF THIS PROPERTY **** A fantastic opportunity to purchase this deceptively spacious four bedroom detached property which is situated on a private plot. Offering a master bedroom with an ensuite, formal dining room and downstairs WC. Having off road parking, garage and enclosed garden. Walk away to Crystal Peaks, Drakehouse Retail Park and Tram. Close to amenities and road links to the City Centre and M1 Motorway. Perfect family home!

HALLWAY

Enter via uPVC door into the welcoming hallway with carpeted flooring, two ceiling lights and radiator. Stair rise to the first floor and under stairs storage cupboard. Doors to the dining room, lounge, kitchen and downstairs WC.

DINING ROOM 8'8" x 11'1"

A formal dining room with a feature painted wall and carpeted flooring. Ceiling light, radiator and walk in bay window to the front.

KITCHEN 8'7" x 15'1"

Fitted with high gloss wall and base units, contrasting worktops and matching splash back. One and a half stainless steel sink with a drainer and mixer tap. Space for a freestanding cooker, under counter space for a washing machine and space for a dishwasher. Breakfast bar and tiled flooring. Ceiling light, radiator and window to the rear. UPVC door to the rear.

LOUNGE 14'9" x 11'11"

Comprising of a feature painted chimney breast, carpeted flooring and a feature fireplace. Ceiling light, radiator and patio doors to the rear.

DOWNSTAIRS WC 4'8" x 3'3"

Comprising of a close coupled WC and pedestal sink. Ceiling light, radiator, part tiled walls and tiled flooring.

STAIRS/LANDING

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

BEDROOM ONE 13'5" x 11'8"

A bright master bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and two windows to the front with woodland views. Built in wardrobes and fitted wardrobes. Door to the ensuite.

ENSUITE 4'1" x 6'6"

Comprising of a shower cubicle with an electric shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring.

BEDROOM TWO 8'9" x 10'4"

A second double bedroom with carpeted flooring and a built in storage cupboard. Ceiling light, radiator and window to the rear.

BEDROOM THREE 8'7" x 10'4"

A third good sized double bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 8'7" x 7'5"

Currently used as an office with carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 6'2" x 7'7"

Having a bath with an electric shower, vanity wash basin and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

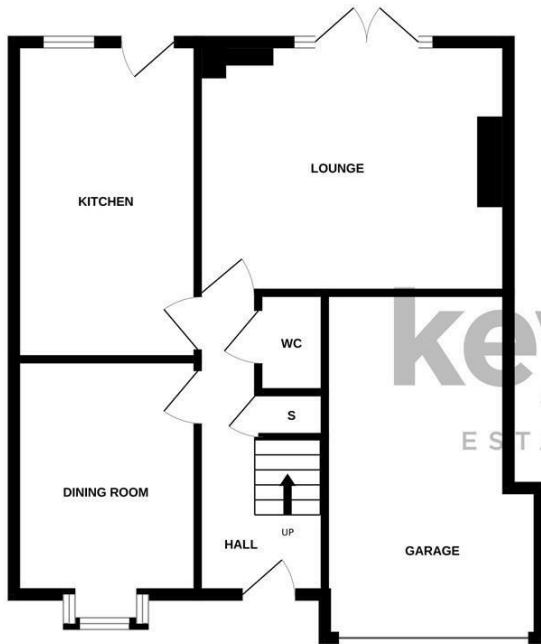
To the front of the property is a lawn, driveway and off road parking for one car. Access to the garage with power, lighting, water and ample above head storage. Path to the side and a shed.

To the rear of the property is a private patio and lawn area. Hedging, trees and shrubbery.

PROPERTY DETAILS

- FREEHOLD - LEASE PURCHASED
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.2 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		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

