

Marketing Preview



105 Willow Drive, Sheffield, S9 4AS

£135,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



READY TO MOVE INTO! Offered for sale, this two double bed roomed terrace property offers a modern kitchen and shower room and benefits from a new boiler and a generous enclosed rear garden! Located on a highly sought after estate with great local amenities and fantastic road links Sheffield City Centre, Sheffield Parkway and the M1 Motorway. Ideal for a first time buyer!

HALLWAY

Entrance via a composite door into the hallway with painted walls and carpeted flooring. Radiator and stairs rising to the first floor. A door leads to the lounge.

LOUNGE 11'5" x 13'1"

Having a feature wallpapered wall and laminate flooring. Ceiling light, radiator and a window to the front. A fireplace and door to the kitchen.

KITCHEN 14'9" x 5'10"

Having high gloss wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Ceiling light, radiator and two windows. Laminate flooring and under stairs storage cupboard. A uPVC door leads to the rear garden.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light and access to the loft. Doors to the two bedrooms and shower room.

BEDROOM ONE 9'7" x 10'4"

A good double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and a window to the front. Two sets of built in wardrobes.

BEDROOM TWO 8'7" x 8'8"

A second double bedroom with carpeted flooring and painted walls. Ceiling light, radiator and a window to the rear.

SHOWER ROOM 5'6" x 5'7"

A modern shower room comprising of shower cubicle with over head shower, vanity unit with wash basin and close coupled WC. Spot lighting, ladder style radiator and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

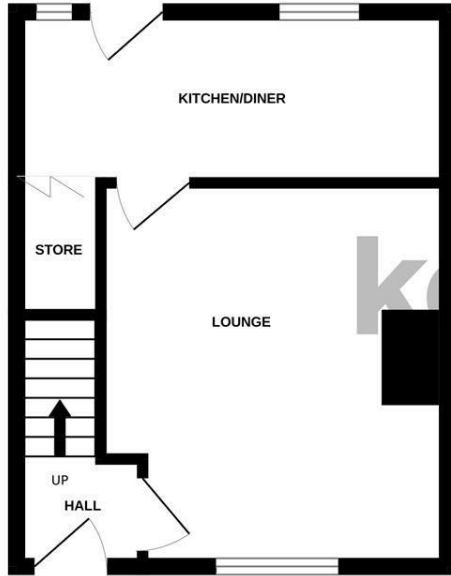
To the front of the property is a pebbled area, hedging and path to front door.

To the rear of the property is a good sized long garden with lawn, patio and shed.

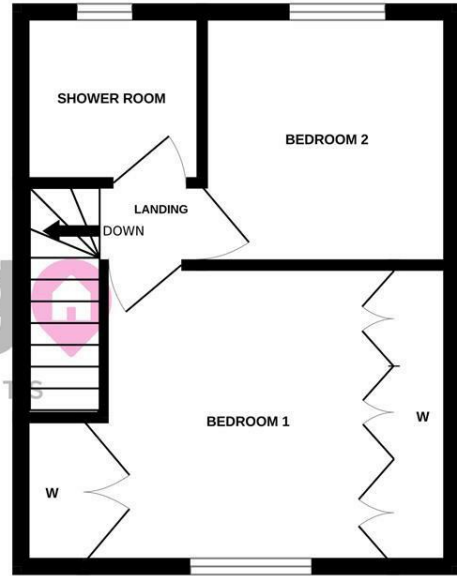
PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



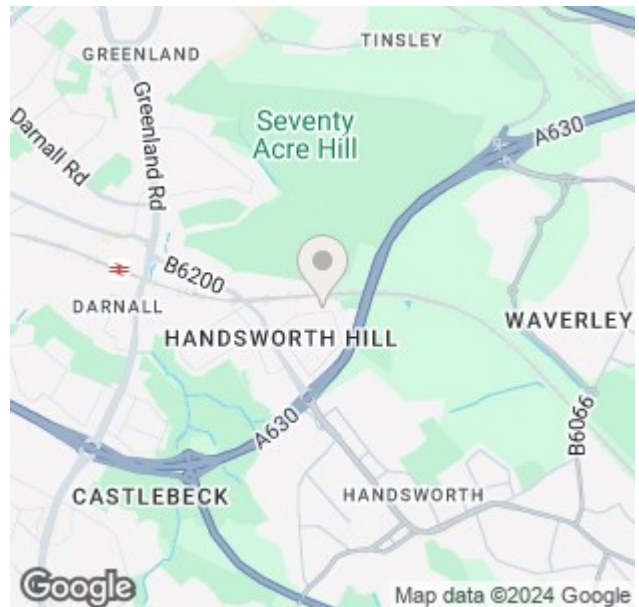
1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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.
Made with Metropix ©2024

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	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>