

## Marketing Preview



**8 Jaunty Drive, Sheffield, S12 3DH**

**£210,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





NO CHAIN!! A unique opportunity to purchase this large three bedroom terrace property with an occasional attic space. Offering two reception rooms, downstairs WC and storage room/utility. Being ready to move into and deceptively spacious throughout with extensive storage space. Close to Tram, road links to the City Centre and M1 Motorway.

### SUMMARY

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### HALLWAY

Enter via upVC door into the welcoming hallway with tiled flooring, ceiling light and stair rise to the first floor. Door to the kitchen/diner.

### KITCHEN/DINER 16'4" x 11'6"

Fitted with wall and base units, wood effect 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 window to the rear. Tiled flooring and doors to the boiler room, lounge and rear lobby.

### LOUNGE 18'11" x 10'10"

A bright reception room with neutral decor, laminate flooring and a feature log burner. Two ceiling lights, two radiators and window to the front. Door to the conservatory.

### CONSERVATORY 8'2 x 6'10

Comprising of neutral decor, laminate flooring and uPVC door to the rear.

### REAR LOBBY

Having tiled flooring, ceiling light and uPVC door to the garden. Door to the downstairs WC.

### DOWNSTAIRS WC 6 x 4'5

Comprising of a pedestal sink, close coupled WC and tiled flooring. Ceiling light, radiator and obscure glass window.

### STAIRS/LANDING

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

### BEDROOM ONE 12'11" x 10'9"

A generous sized double bedroom with neutral decor, engineered wood flooring and two storage cupboards. Ceiling light, radiator and window to the front.

### BEDROOM TWO 11'6" x 10'1"

A second double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 13'1" x 6'9"

A good sized third bedroom with engineered wooden flooring, storage cupboard and stairway to the attic room. Ceiling light, radiator and window to the front.

### OCCASIONAL ATTIC BEDROOM 20'0" x 8'0"

A wooden staircase leads to the landing space which is currently used as a additional bedroom/guest with carpeted

flooring and eaves storage. Ceiling light, velux style window and door to the occasional room which could be a bedroom with the correct permissions. Having white walls and carpeted flooring. Two ceiling lights, radiator and two velux style windows. Adjacent to this is office space.

### BATHROOM 10'9" x 5'10"

Comprising of a bath with an overhead shower, vanity wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and tile effect flooring.

### OUTSIDE

To the front of the property is a garden path, lawn and hedging.

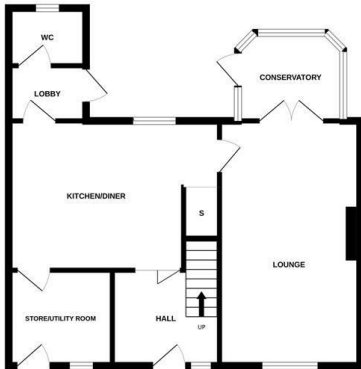
To the rear of the property is a beautifully landscaped garden with lawn, patio a nice variety of plants and featuring a fountain.

### PROPERTY DETAILS

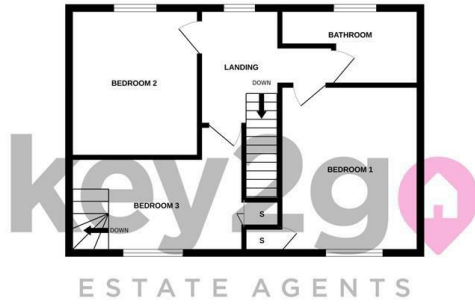
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL



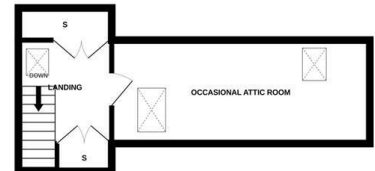
GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

