

Marketing Preview



36 Ringwood Crescent, Sothall, Sheffield, S20 2DT

£330,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



NO CHAIN! *GUIDE PRICE £330,000-£340,000***** A fantastic opportunity to purchase this spacious four/five bedroom detached property which is situated on a large corner plot in a quiet spot. Offering two good sized reception rooms, downstairs WC and a garage conversion with a shower room. Also having ample off road parking and a low maintenance garden. Walking distance to Rother Valley, close to amenities and Crystal Peaks. Good road links to the M1 Motorway and City Centre. Perfect family home!

SUMMARY

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HALLWAY

Enter via uPVC door into the welcoming hallway with neutral decor and wood flooring. Two ceiling lights and a radiator. Double doors to the lounge, door to the downstairs WC and open to the kitchen.

LOUNGE 10'9" x 20'1"

A good sized reception room with a feature wallpapered chimney breast and oak flooring. Two ceiling lights, radiator and window to the front. Door to the conservatory.

CONSERVATORY 10'2" x 12'4"

A good sized extra living space with laminate flooring, ceiling fan light and double doors to the rear garden.

DOWNSTAIRS WC 3'2" x 5'6"

Comprising of a close coupled WC, wash basin and tiled flooring. Ceiling light, chrome ladder style radiator and obscure glass window.

KITCHEN/DINER 13'8" x 18'1"

Fitted with ample high gloss wall and base units, solid wood worktops and tiled splash back. Belfast sink with a mixer tap. Integrated extractor fan and space for a range cooker. Space for an American style fridge/freezer and under counter space for a washing machine. Breakfast bar and solid wood flooring. Spot lighting, radiator and dual aspect windows. UPVC door to the rear.

STAIRS/LANDING

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

BEDROOM ONE 11'10" x 9'1"

A generous sized double bedroom with white walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 10'8" x 9'0"

A second double bedroom with painted walls and laminate flooring. Ceiling light, radiator and window to the front. Fitted wardrobes and over stairs storage cupboard.

BEDROOM THREE 8'9" x 8'10"

A third small double bedroom with a feature painted wall, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 7'10" x 8'10"

A fourth bedroom with white walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BATHROOM 9'10" x 5'5"

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

OUTSIDE

To the front of the property is brick paved driveway with ample off road parking and gate to the rear.

To the rear of the property is a low maintenance garden with a patio, lawn, outside tap and fencing to the boundary.

BEDROOM FIVE/GARAGE CONVERSION 7'2" x 18'4"

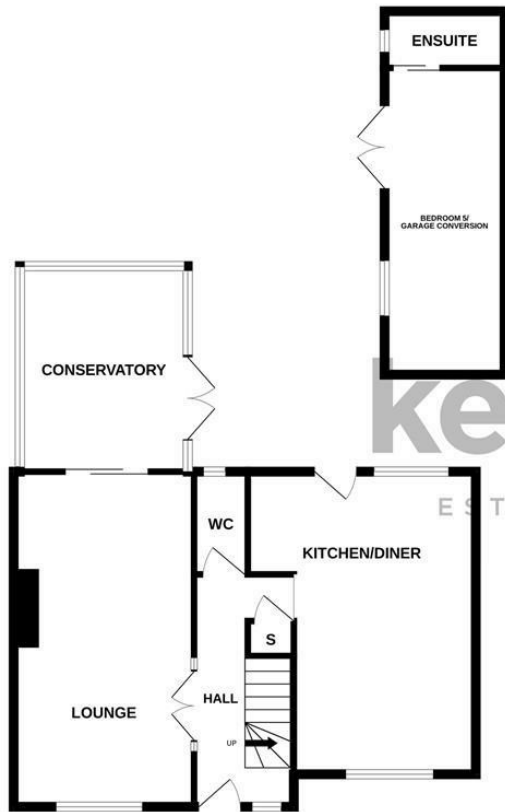
A great space which could be used as a bedroom, workspace, office, snug or playroom with wooden flooring, two ceiling lights and window. Under floor heating and patio doors to outside. Door to the shower room.

To the shower room is a shower cubicle with an electric shower, vanity wash basin and close coupled WC. Part acrylic sheeting to the walls and tiled flooring.

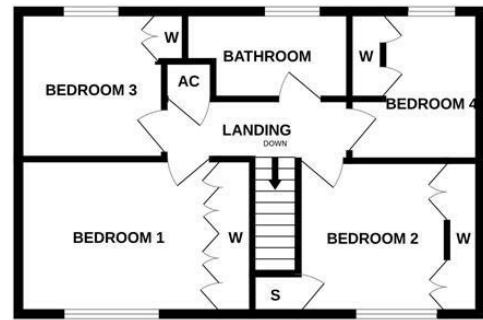
PROPERTY DETAILS

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

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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		73
(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	



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