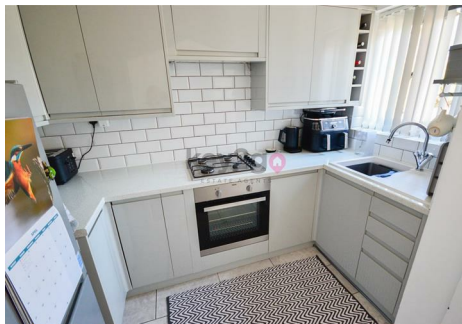


Marketing Preview



1 Ringwood Grove, Sothall, Sheffield, S20 2DU

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this beautifully presented three bedroom semi-detached property which is situated in a popular area. Offering a conservatory, well presented rear garden, off road parking and a garage. Close to Crystal Peaks and Drakehouse Retail Park. Road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

SUMMARY

A fantastic opportunity to purchase this beautifully presented three bedroom semi-detached property which is situated in a popular area. Offering a conservatory, well presented rear garden, off road parking and a garage. Close to Crystal Peaks and Drakehouse Retail Park. Road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

KITCHEN 8'3" x 9'2"

Enter via a composite door into the modern and stylish kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, gas hob and extractor fan. Space for a full height fridge freezer. Sink with a mixer tap. Spotlighting, radiator and window. Neutral decor and tiled flooring. Door to the lounge.

LOUNGE 16'0" x 11'1"

A large and spacious reception room with carpeted flooring and the stair rise to the first floor. Two ceiling lights, two radiators and window. Double doors to the conservatory.

CONSERVATORY 15'3" x 9'6"

A bright and spacious extra living space with neutral decor, laminate flooring and a solid roof. Double doors to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a window and a storage cupboard. Doors to the three bedrooms and bathroom.

BEDROOM ONE 7'7" x 10'1"

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

BEDROOM TWO 8'3" x 8'7"

A second double bedroom with carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'10" x 6'11"

A third bedroom with carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 7'8" x 5'5"

A modern bathroom having a bath with an overhead shower, sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Neutral decor and laminate flooring.

OUTSIDE

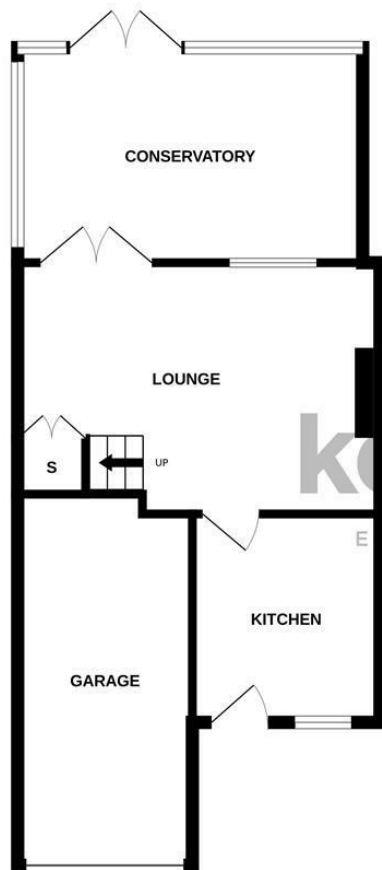
To the front of the property is a low maintenance and well presented garden with a block paved driveway with off road parking for two cars and access to the garage.

To the rear of the property is a generous sized, well presented and enclosed garden with a patio area, lawn area and a shed.

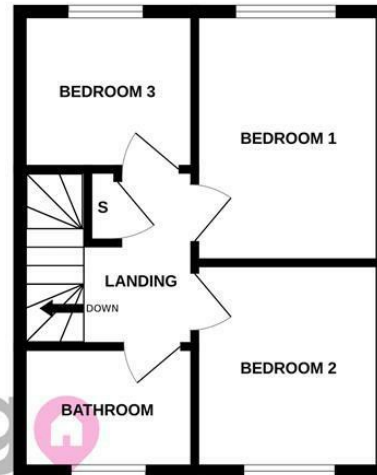
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA : 842 sq.ft. (78.2 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		85
(69-80) C	69	
(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	



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