

Marketing Preview



2 Springfield Way, Burncross, Sheffield, S35 1XA

£220,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! Call our sales team to book a viewing on this large two double bedroom semi-detached bungalow which is situated on a generous sized corner plot in a popular area. Offering two reception rooms and boasting masses of potential. Also having a rear garden, ample off road parking and a garage. Close to village amenities.

SUMMARY

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KITCHEN/DINER 14'4" x 14'2"

Fitted with wall and base units, contrasting worktops and a stainless steel sink. Space for a freestanding cooker and under counter space for a washing machine and dishwasher. Two ceiling lights, gas heater and a radiator. Two windows to the front and side, two doors to the inner hallway.

HALLWAY

Having wallpapered walls, carpeted flooring and a ceiling light, Storage cupboard, access to the loft and doors to the two bedrooms, shower room and lounge.

LOUNGE 17'2" x 12'7"

A generous sized bright reception room with wallpapered walls and carpeted flooring. Two ceiling lights, radiator and side window. Sliding patio doors to the rear.

BEDROOM ONE 9'10" x 16'4"

A large double bedroom with carpeted flooring and a storage cupboard. Ceiling light, radiator and walk in bay window to the front.

BEDROOM TWO 9'11" x 12'9"

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

SHOWER ROOM 5'5" x 5'10"

A modern shower room having a walk in shower area with a waterfall shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

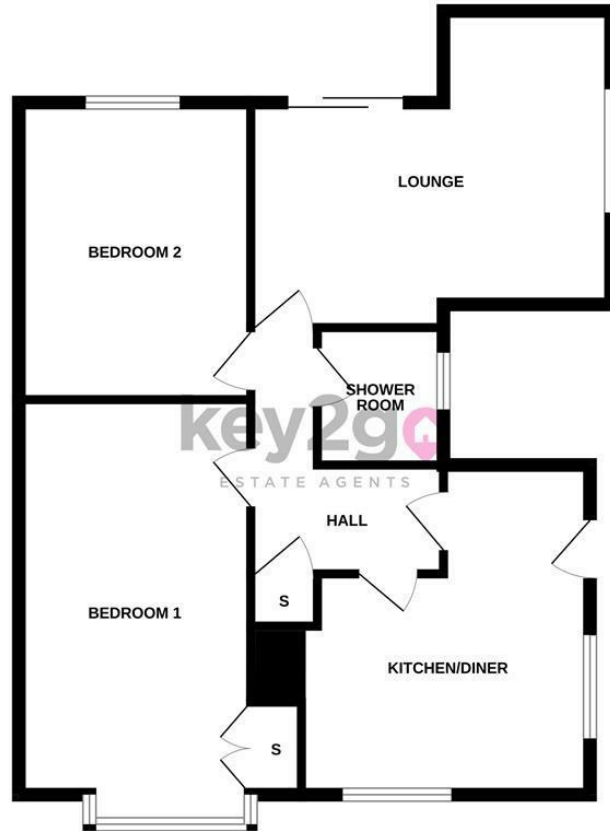
OUTSIDE

To the front and side of the property is a driveway, lawn area and shrubbery. Low rise wall and access to the garage. Gates to the rear patio area.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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		86
(81-91) B		
(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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