

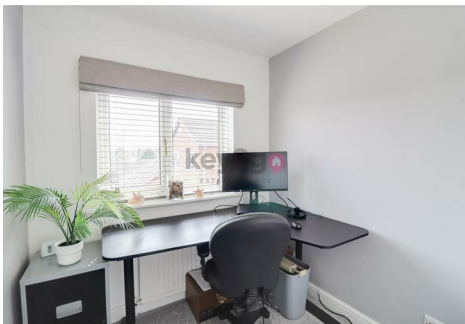
Marketing Preview



14 Brecon Close, Sothall, Sheffield, S20 2DZ

£225,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this well presented throughout, three bedroom semi-detached property which is situated in a quiet cul-de-sac location. Offering a modern and stylish kitchen/diner and being beautifully presented throughout. Also having a generous sized rear garden, off road parking and a garage. Close to amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this well presented throughout, three bedroom semi-detached property which is situated in a quiet cul-de-sac location. Offering a modern and stylish kitchen/diner and being beautifully presented throughout. Also having a generous sized rear garden, off road parking and a garage. Close to amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

HALLWAY

Enter via a composite door into the spacious and welcoming hallway with carpeted flooring and neutral decor. Ceiling light, radiator and door to the lounge.

LOUNGE 12'5" x 13'1"

A spacious reception room with carpeted flooring and a media wall with a built in electric fire with bluetooth control. Ceiling light, radiator and window. Storage cupboard and door to the kitchen.

KITCHEN/DINER 15'8" x 10'9"

A modern, stylish and open plan kitchen/diner fitted with wall and base units, worktops and a large breakfast bar. Integrated washer/dryer, slimline dishwasher and fridge/freezer. Oven, microwave, electric hob and extractor fan. Spotlighting, radiator and two windows. UPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor and a feature painted wall. Ceiling light, window and access to the loft. Storage cupboard and doors to the three bedrooms and bathroom.

BEDROOM ONE 8'10" x 12'3"

A double bedroom with neutral decor, painted feature wall and carpeted flooring. Spotlighting, two feature lights, radiator and window.

BEDROOM TWO 8'10" x 10'0"

A double bedroom with carpeted flooring, neutral decor and a feature wall. Ceiling light, radiator and window. Built in wardrobes with soft closing sliding doors.

BEDROOM THREE 6'8" x 5'11"

A single bedroom with carpeted flooring and built in storage. Ceiling light, radiator and window.

BATHROOM 6'6" x 6'3"

A modern and stylish bathroom having a bath with a shower, close coupled WC and sink. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring with underfloor heating.

OUTSIDE

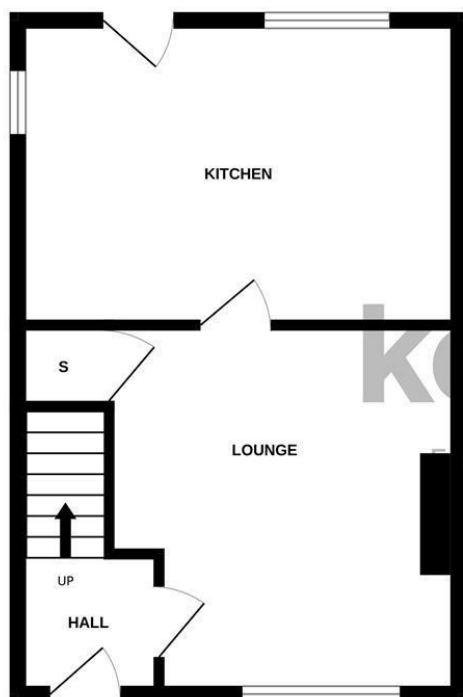
To the front of the property is a resin drive with off road parking.

To the rear of the property is a private, generous sized and well presented garden with a patio area, lawn area and access to the garage.

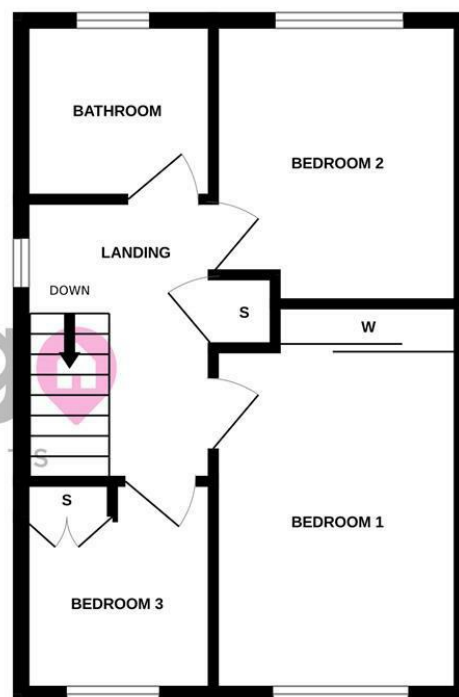
PROPERTY DETAILS

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

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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	70	77
(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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