

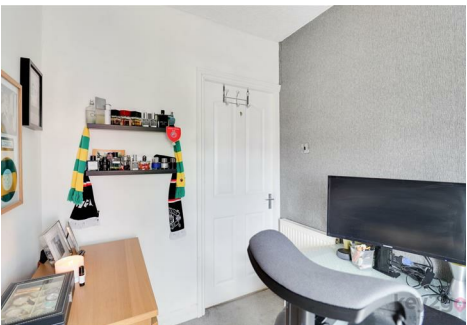
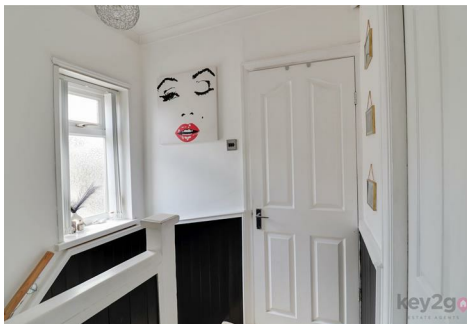
Marketing Preview



25 Charnock Grove, Sheffield, S12 3HE

£240,000

Bedrooms 3, Bathrooms 2, Reception Rooms null



A three bedroom semi detached property, stunning throughout with a modern and stylish open plan kitchen/diner, downstairs WC, generous sized rear garden and garage. Close to amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

A three bedroom semi detached property, stunning throughout with a modern and stylish open plan kitchen/diner, downstairs WC, generous sized rear garden and garage. Close to amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

A stunning throughout ground floor comprising of a porch leading into the hallway with a stair rise to the first floor and a door to stylish lounge with a media wall and a bay window. Double doors to the open and modern kitchen/diner with integrated appliances and space for a dining table. Further double doors leading to rear and a door to the downstairs WC.

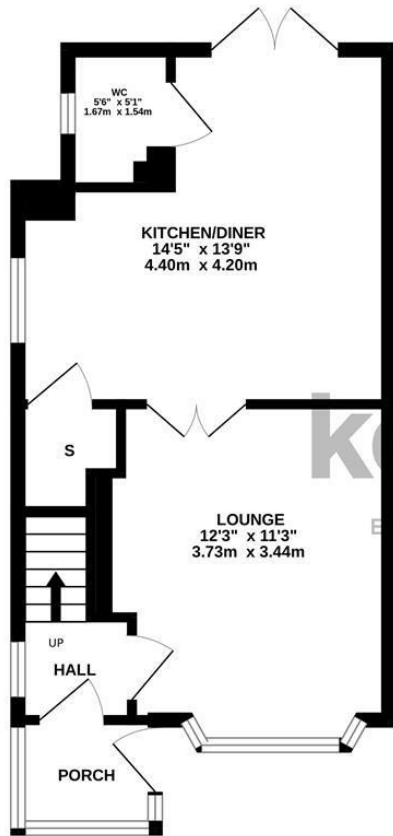
Stairs to the first floor spacious landing with a storage cupboard and doors to the two well presented double bedrooms with modern decor. Bathroom having a bath featuring a overhead and handheld shower, floating wash basin and WC.

To the front of the property is a double driveway with off-road parking for two cars, stairs leading to the porch and plants. To the rear is a generous sized, private and well presented garden which is tiered and includes a lawn area, shrubbery, a patio, plants and access to the garage.

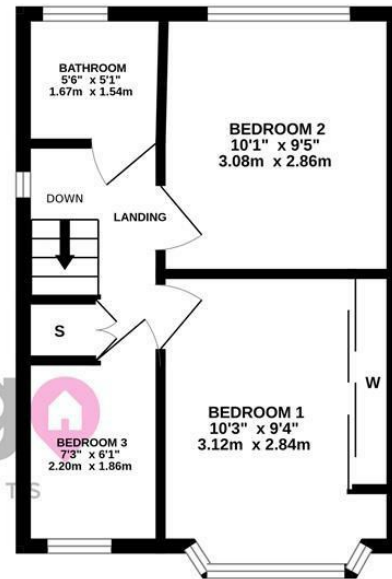
PROPERTY DETAILS

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

GROUND FLOOR



1ST FLOOR



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	70	
(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	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>