

Marketing Preview



8 Church View, Woodhouse, Sheffield, S13 7LF

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £200,000 - £210,000 **** This beautifully presented three-bedroom semi-detached home is situated on a quiet cul-de-sac in a popular area close to shops and amenities. Featuring a modern open-plan kitchen and dining area, the property also offers a private enclosed rear garden, garage, and shared driveway. Perfect for first-time buyers, couples, or families!

SUMMARY

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Stepping through the composite front door, you're welcomed into a bright hallway with engineered wood flooring that flows seamlessly throughout the ground floor and tasteful painted décor. The hallway provides access to the stairs and the inviting open-plan living space, where the lounge features an acoustic-lined panelled feature wall and a large window, creating a spacious and comfortable area to relax. The modern kitchen/diner offers a stylish, contemporary design with ample wall and base units, solid granite worktops, and a range of integrated appliances, including a dishwasher, washer/dryer, fridge freezer, Neff grill and microwave, Neff oven, electric hob, extractor, integrated bin, and sink with window. The vinyl flooring in the kitchen area complements the wooden flooring, while French double doors open out to the rear garden, making this the perfect space for cooking, dining, and entertaining.

Upstairs, the carpeted staircase with handrail leads to a bright landing area with a window, loft access, and doors to the bedrooms and bathroom. The main bedroom is a spacious double with neutral painted décor, carpeted flooring, and a large window allowing plenty of natural light. The second bedroom is also a generous double with similar modern finishes, while the third bedroom is a single bedroom. The modern family bathroom is fully tiled floor to ceiling in a neutral tone and features a bath with handheld shower attachment, sink, close-coupled WC, and a separate walk-in shower enclosure with glass sliding doors and an obscure window for privacy.

To the front, the property is well presented with a tiered lawned area, shrubbery, handrail, and stairs leading to the front door. There is a shared access driveway providing access to the rear and garage. The rear is private and enclosed, with a garage featuring an electric control door, lawned area, patio area, and being low maintenance.

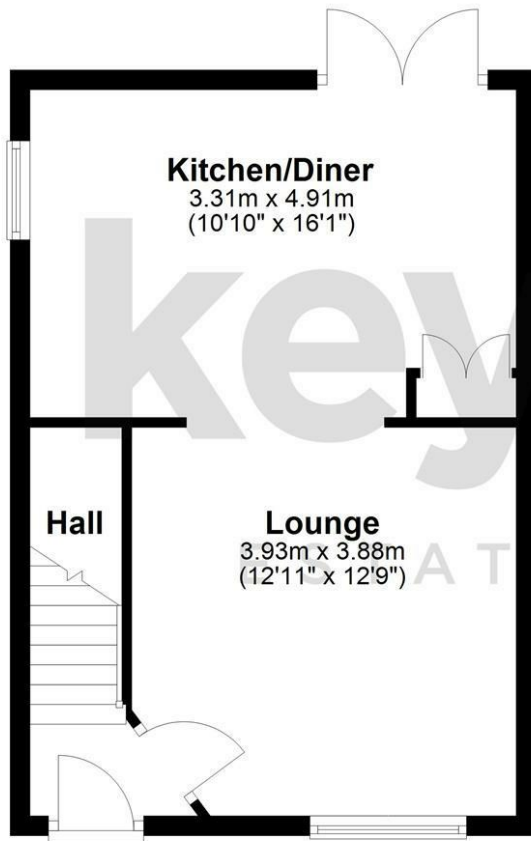
PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

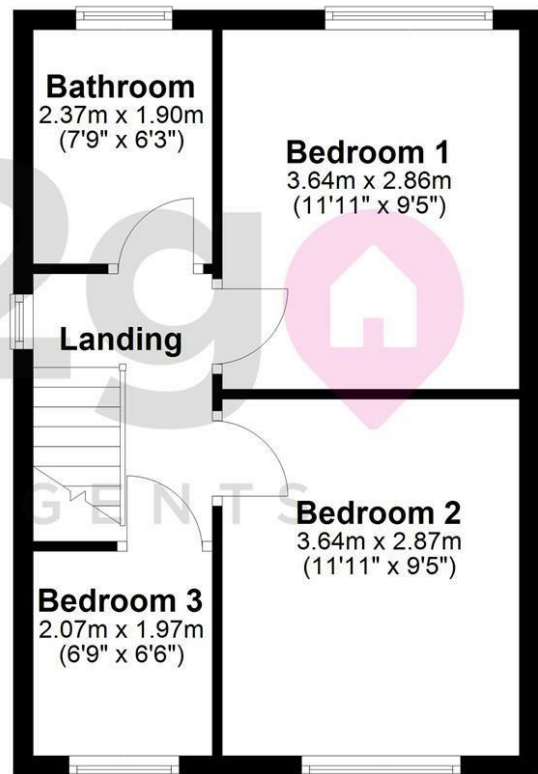
Ground Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England & Wales	EU Directive 2002/91/EC	

