

## Marketing Preview



**6 Brindley Close, Sheffield, S8 8PX**

**£200,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





CHAIN FREE! Fantastic opportunity in a highly sought-after area. Sizeable three-bedroom end terrace with downstairs WC and two reception rooms. Offers masses of potential and ample built-in storage. Enclosed low-maintenance garden. Ideal first-time buyer or family home, with road links to Sheffield and Chesterfield, tram access, and a choice of schools.

## SUMMARY

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The property features a useful porch area and a welcoming hallway with stairs to the first floor. There is a door to the downstairs WC and a door to the kitchen/diner overlooking the front, with a store cupboard. The lounge to the rear has patio doors opening to the garden and includes a large storage cupboard.

The first floor has a spacious landing with a store cupboard, two generous double bedrooms and a single bedroom, with the bathroom located to the front.

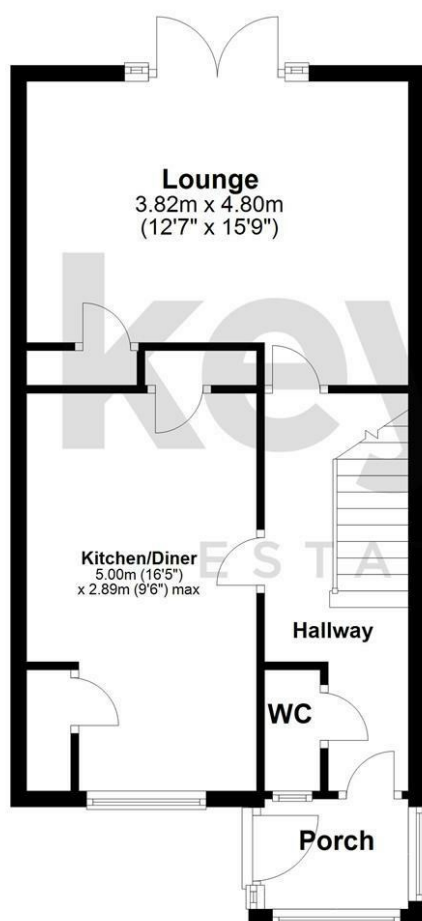
The front has a patio-flagged area with a path leading to the porch door. To the rear, there is a patio and lawn area behind the garage. The property also has solar panels, which are leased.

## PROPERTY DETAILS

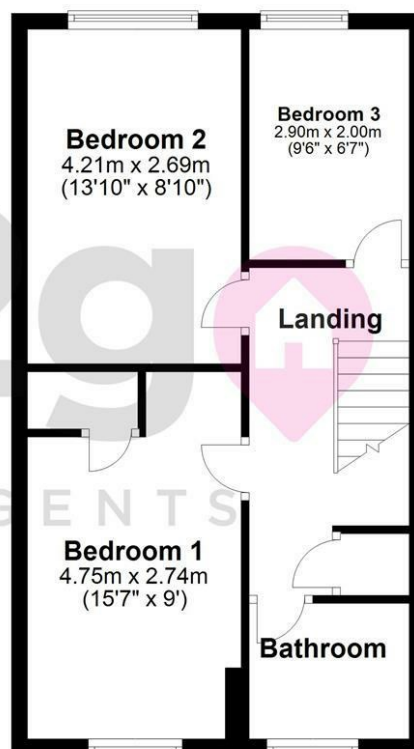
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

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

