



Dowland Avenue High Green Sheffield S35 4DE
Guide Price £220,000

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Sheffield S35 4DE

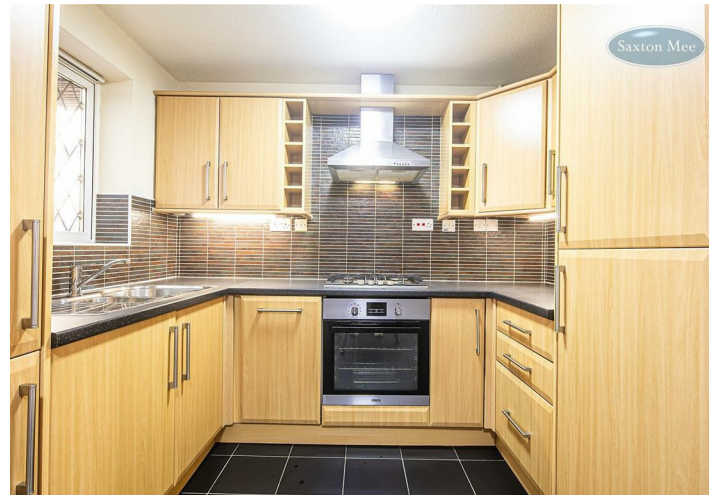
Guide Price £220,000

GUIDE PRICE £220,000-£230,000 ** FREEHOLD ** NO CHAIN ** Situated on this popular residential estate on an admirable corner plot is this three bedroom detached property which has a fully enclosed rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. High Green is a popular location with local amenities, schools and easy access to the M1 motorway.

In brief, the living accommodation comprises, front uPVC door which opens into a porch with access into the good sized lounge with a front window allowing natural light and a modern electric fire which is the focal point of the room. A door then opens into the kitchen/diner which has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include fridge, freezer, washing machine, dishwasher and electric oven. There is the housed gas boiler, space for a table and chairs and uPVC French doors opening into the extended garden room. This bright and airy space has uPVC French doors opening onto the rear garden.

From the lounge, a staircase rises to the first floor landing with access into a loft space, the three bedrooms and bathroom. The master has fitted wardrobes and a storage cupboard. Bedrooms two and three overlook the rear. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED PROPERTY
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- FULLY ENCLOSED REAR GARDEN
- AMPLE OFF-ROAD PARKING & DETACHED GARAGE
- COMMUTABLE LOCATION
- AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

There is a block paved driveway providing off-road parking. There is further parking in front of the detached garage which has an up and over door. The fully enclosed rear garden has a lawn and block paved seating area.

LOCATION

Located on this popular estate in High Green, the M1 is just a few minutes drive away as well as Westwood Country park and reservoir being within walking distance.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

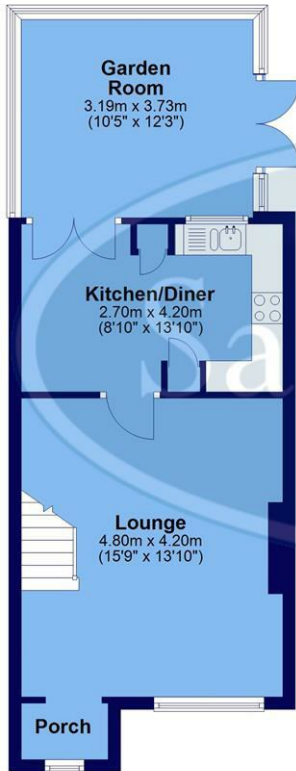
Greg Ashmore MNAEA

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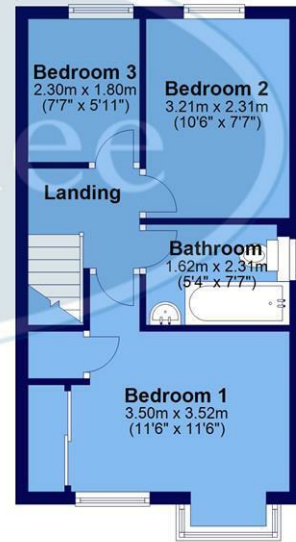
Ground Floor

Main area: approx. 45.6 sq. metres (491.0 sq. feet)
 Plus garages: approx. 14.2 sq. metres (152.5 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



Main area: Approx. 77.9 sq. metres (838.7 sq. feet)
 Plus garages, approx. 14.2 sq. metres (152.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
 T: 0114 231 6055
 T: 0114 287 0112

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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			
England & Wales	EU Directive 2002/91/EC	84	68

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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