



Sheringham Close

High Green, Sheffield, S35 4NJ

Guide Price £125,000- £135,000



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- CONTEMPORARY FIXTURES AND FITTINGS
- GOOD DIMENSIONS THROUGHOUT
- LOW MAINTENANCE GARDEN
- GREAT COMMUTER LOCATION

- 2 DOUBLE BED TERRACED
- NEUTRAL, LIGHT AND AIRY DECOR
- GREAT FIRST STEP OR ADDTION TO A PORTFOLIO
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX A

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GUIDE PRICE £125,000 - £135,000! IMMACULATELY PRESENTED AND KEPT 2 BED TERRACE PROPERTY, located in the popular commuter location of High Green, minutes away from the M1, walking distance to an array of amenities, surrounded by outstanding schools and with direct roads leading to Sheffield, Barnsley and Rotherham. The property boasts a spacious kitchen/diner, contemporary bathroom, neutral decor throughout, generous dimensions and low maintenance gardens. Briefly comprising entrance hall, living room, kitchen/diner, two double bedrooms and family bathroom. Must be seen to truly appreciate the size and finish...book now to avoid disappointment!

ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, a great cloakroom space, comprising wall mounted radiator, telephone point, laminate flooring, stairs rising to the first floor and doors leading to the living room and kitchen/diner.

LIVING ROOM

11'10 x 11'5 (3.61m x 3.48m)

A spacious living area with a large uPVC window drenching the room in natural light, also comprising laminate flooring, aerial point and wall mounted radiator.

KITCHEN/DINER

17'11 x 9'11 (5.46m x 3.02m)

A sleek open plan kitchen, creating a great social space or family hub, boasting a contemporary kitchen offering an array of light wood effect wall and base units providing plenty of storage space, contrasting wood effect work surfaces, inset stainless steel sink with mixer tap, space for fridge/freezer, under counter space and plumbing for washing machine, also space for gas or electric oven, wall mounted radiator, laminate flooring and uPVC window and sliding patio doors overlooking the garden.

BEDROOM 1

17'9 x 9'9 (5.41m x 2.97m)

A good sized double bedroom comprising two large front facing uPVC window, laminate flooring and wall mounted radiators.

BEDROOM 2

11'9 x 11'2 (3.58m x 3.40m)

A further double bedroom with large rear facing uPVC window, laminate flooring and wall mounted radiator.

BATHROOM

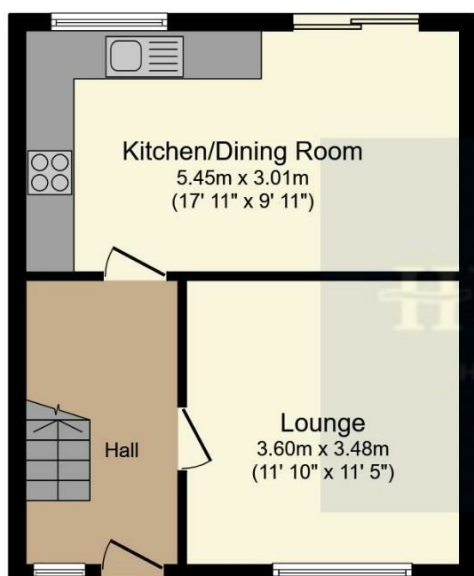
8'4 x 5'4 (2.54m x 1.63m)

A stylish, generously sized main bathroom, fully tiled in on trend grey tones, comprising large glass shower cubicle with luxurious steam/jet shower, contemporary grey cabinets, inset ceramic sink with black mixer tap, low flush w/c, wall mounted tall grey radiator, extractor fan and frosted uPVC window.

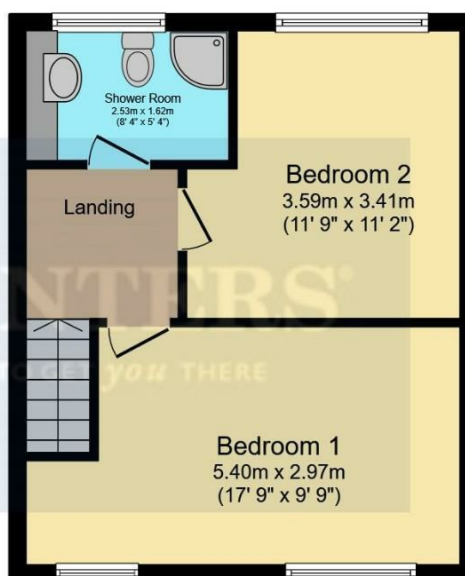
EXTERIOR

To the rear of the property is a fully enclosed, sizeable, sun drenched, low maintenance garden, offering a patio perfect for entertaining in the summer months, outdoor storage with electrics and lighting, outdoor tap and outdoor security lighting. To the front of the property is a neat lawn with well stocked flower beds. Ample on street parking is available to the front of the property or in a residents car park.

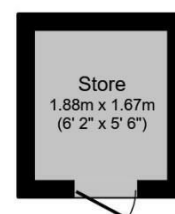
Floorplan



Ground Floor



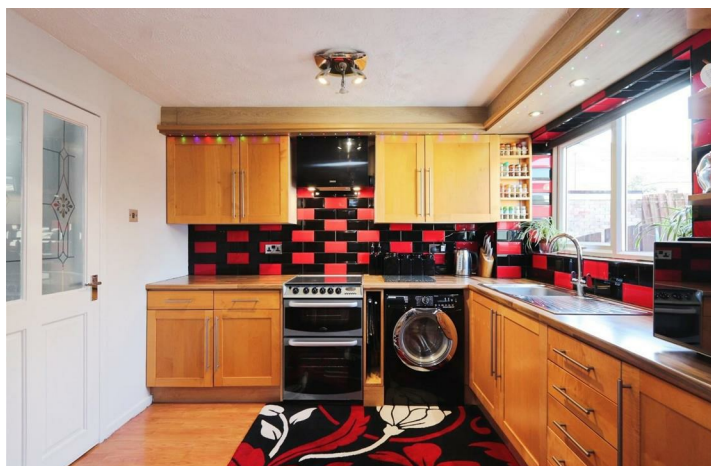
First Floor

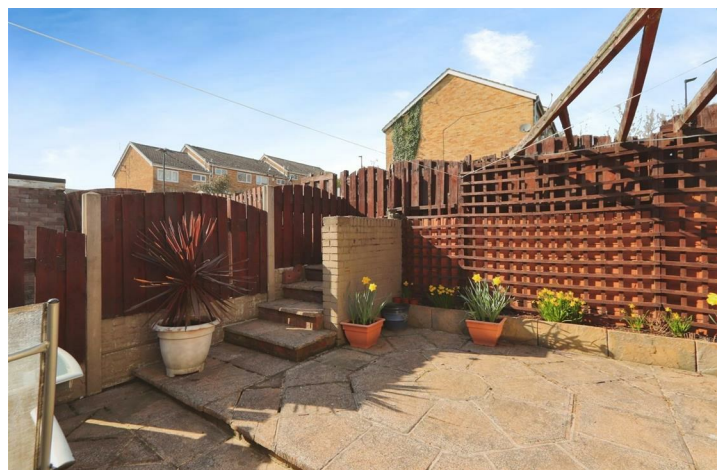
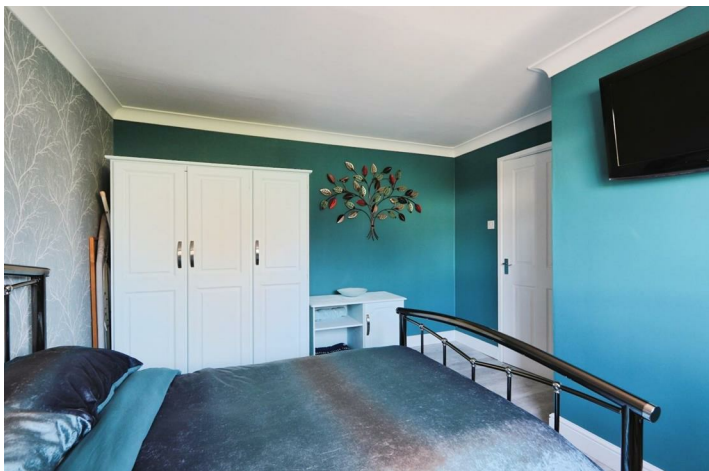
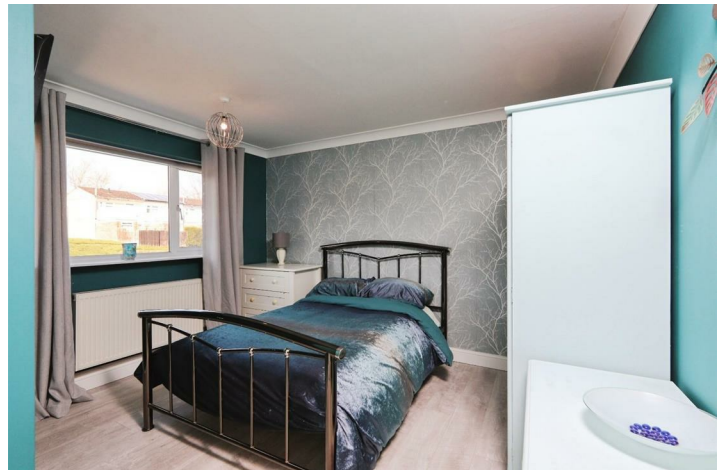


Outbuilding

Total floor area 75.2 m² (809 sq.ft.) approx

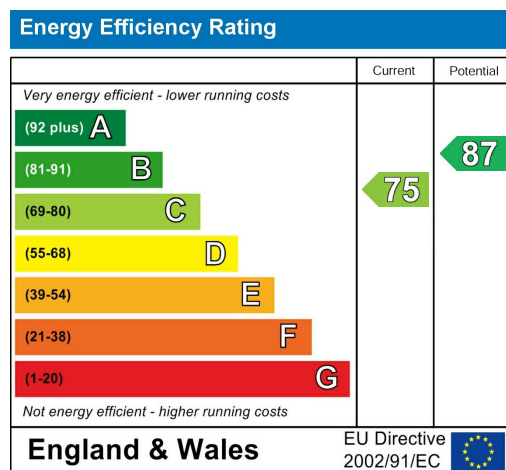
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







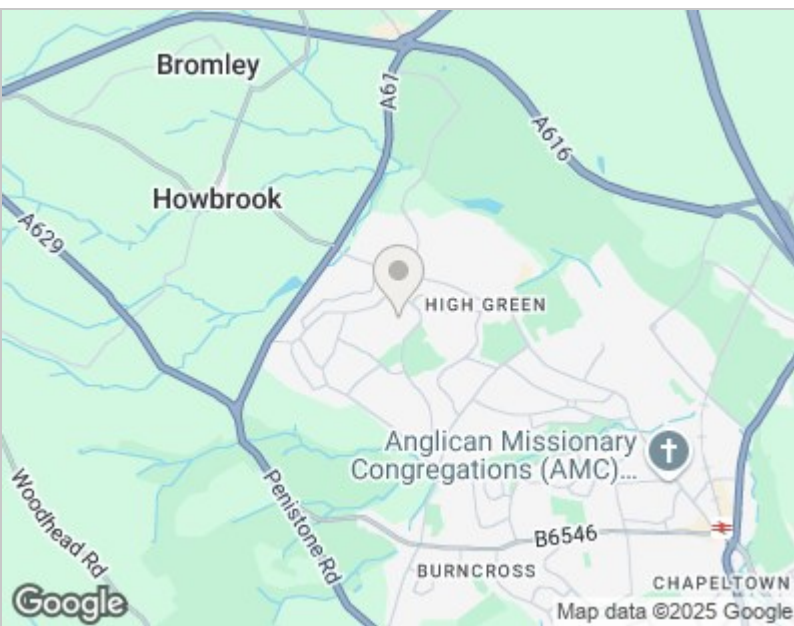
Energy Efficiency Graph



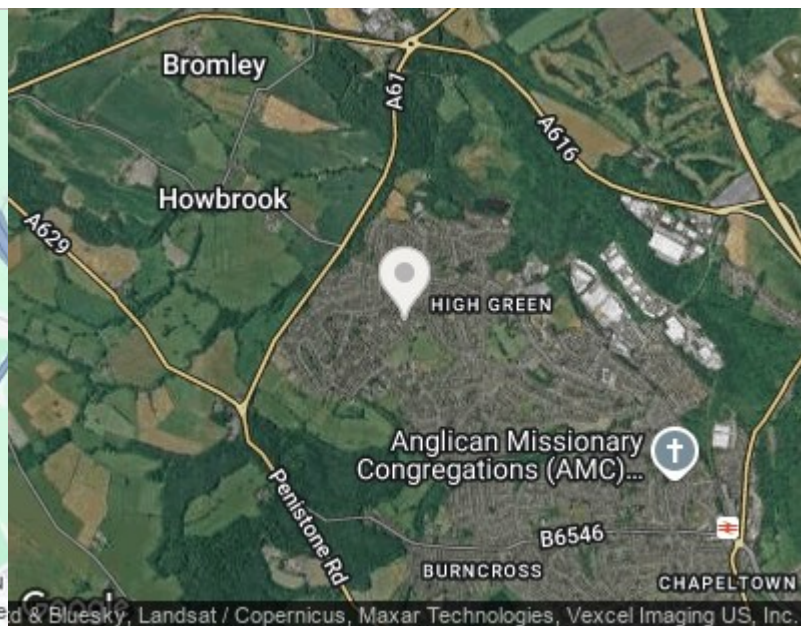
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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