



Coalbrook Grove, Woodhouse Mill SHEFFIELD S13 9XT

welcome to

Coalbrook Grove, Woodhouse Mill SHEFFIELD

GUIDE PRICE £190,000-£200,000. Located in Woodhouse Mill, this two-bed semi-detached home offers an open-plan lounge/diner, kitchen, conservatory, two bedrooms, bathroom, front and rear gardens, driveway parking, and easy access to shops, schools, and transport links.



Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation.

Lounge/Dining Room

21' not inc. bay window x 11' 11" (6.40m not inc. bay window x 3.63m)

Front facing double glazed window, two radiators and patio doors leads to the rear garden. A feature of the room is the log burner.

Conservatory

11' 9" x 8' 3" (3.58m x 2.51m)

Having double glazed windows and French doors leading to the garden, laminate flooring.

Kitchen

10' 9" x 7' (3.28m x 2.13m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Five ring gas hob and electric oven with extractor above, integrated fridge and freezer. Space and plumbing for washing machine. Two side facing double glazed windows.

Landing

Side facing double glazed window and loft access can be obtained.

Bedroom One

15' 2" x 10' max (4.62m x 3.05m max)

Two front facing double glazed windows and radiator.

Bedroom Two

11' x 9' 9" (3.35m x 2.97m)

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Tiling to the walls and floor, heated towel rail and rear facing double glazed window.

Gardens

To the rear of the property is an enclosed lawned garden and further lawned area to the front.

Driveway

There is a driveway to the front of the property.



view this property online williamhbrown.co.uk/Property/CPK114678



welcome to

Coalbrook Grove, Woodhouse Mill SHEFFIELD

- Semi detached property
- Two bedrooms
- Ideal for first time buyers
- Lounge/Dining Room
- Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK114678](https://www.williamhbrown.co.uk/Property/CPK114678)



Property Ref:
CPK114678 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)