



Barlby Grove, Hackenthorpe Sheffield

welcome to

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Early viewings are advised to appreciate this lovely three bedroom detached bungalow which is located in this sought after area providing great access to Crystal Peaks Shopping Centre. Call today to arrange your viewing slot!



Entrance Hall

With a front facing sealed unit door with double glazed side panels and a central heating radiator.

Lounge

With a front facing double glazed bay window, a central heating radiator, decorative coving and a feature electric fireplace.

Inner Hall

A spacious and versatile inner hallway which could be ideally used as a dining room or further reception room. There is a side facing sealed unit door and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a gas hob with extractor above, an electric oven and grill, space for a fridge freezer and splashback tiling. There is a side facing double glazed window and a central heating radiator.

Bedroom One

With rear facing double glazed French doors to the conservatory, a central heating radiator and fitted wardrobes.

Bedroom Two

With fitted wardrobes, a central heating radiator and a rear facing double glazed window.

Bedroom Three

With a side facing double glazed window and a central heating radiator.

Family Shower Room

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a shower cubical with shower. There is tiling to the walls and floor, a side facing obscured double glazed window, an extractor and a central heating radiator.

Conservatory

With rear and side facing double glazed windows, French doors and a central heating radiator.

Outside

To the front of the property is a lawned garden with a range of well established plants. A driveway to the side provides ample off road parking and in turn leads to the rear garage. To the rear is a low maintenance, hard landscaped tiered garden, enclosed with fencing and complemented by a variety of mature shrubs and plants to the borders.

Garage

With up and over door.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Barlby Grove, Hackenthorpe Sheffield

- Detached bungalow
- Three bedrooms
- Drive & Garage
- Good access to Crystal Peaks Shopping Centre
- Two reception rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115484 - 0003

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.

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