ANDERSONS
RESIDENTIAL SALES & LETTINGS

41 Medlock Drive, Sheffield, S13 9BB

Offers In The Region Of £210,000

- NO CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING AND GARAGE
- DOUBLE GLAZED WINDOWS/GAS CENTRAL HEATING
- CLOSE TO SHOPS AND ROAD NETWORKS
- SEMI DETACHED HOME
- BEAUTIFUL MATURE GARDENS
- CONVENIENT AND POPULAR LOCATION
- WELL MAINTAINED AND WELL PROPORTIONED
- IDEAL FOR FTB/YOUNG FAMILIES

Andersons, 63 Middlewood Road, Hillsborough, Sheffield, South Yorkshire, S6 4GW
0114 283 4050
sales@andersons-ea.co.uk
www.andersons-ea.co.uk

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A fine opportunity has arisen to purchase this delightful three bedroom, semi detached property which is suited to either first time buyers or young families. The property has been a much loved home for the last 50+ years and whilst being well maintained ,it would benefit from some cosmetic upgrading and modernisation. The property still benefits from gas central heating, double glazing, off road parking, garage and a beautiful mature gardens. Situated in this popular residential area, which has convenient access to local amenities, shops, schools, supermarkets and easy access to major road networks.

The accommodation briefly comprises; entrance hallway, living room, dining room and kitchen First floor landing, three bedrooms and family shower room. There are mature gardens to the front and rear and a driveway provides off road parking and in turn leads to a garage.

3 1 2

Council Tax Band: B

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Access to the property is via a uPVC door with inlayed glazed panel and complementary side panel. There is a central heating radiator and staircase with useful storage below, and leads to the first floor accommodation.

LIVING ROOM
12'11" x 10'4"
A well presented living room which benefits from a front facing uPVC double glazed window, coving to the ceiling, a central heating radiator and a feature fireplace with timber Adam style surround with inset living flame gas fire.

DINING ROOM
10'6" x 9'4"
Having coving to the ceiling, a central heating radiator and double glazed patio doors which lead out onto the rear garden.

KITCHEN
10'6" x 7'3"
Fitted with a range of wood trimmed units above and below worksurfaces with tiled splash backs and which incorporate a single drainer sink unit with mixer taps. Integrated within the units is an electric oven with a four ring gas hob and extractor over. there is space and plumbing for an automatic washing machine and space for a freestanding fridge freezer. There is coving to the ceiling, side and rear facing uPVC double glazed windows, a wall mounted central heating boiler and a rear uPVC entrance door.

FIRST FLOOR

LANDING
With a side facing uPVC double glazed window and access to the loft hatch with fitted retractable ladder.

BEDROOM ONE
12'11" x 9'10"
A good sized bedroom with a comprehensive range of fitted bedroom furniture, a central heating radiator and a front facing uPVC double glazed window.

BEDROOM TWO
10'6" x 9'10"
With views over the rear garden from the uPVC double glazed window. There is also a built in storage cupboard and a central heating radiator.

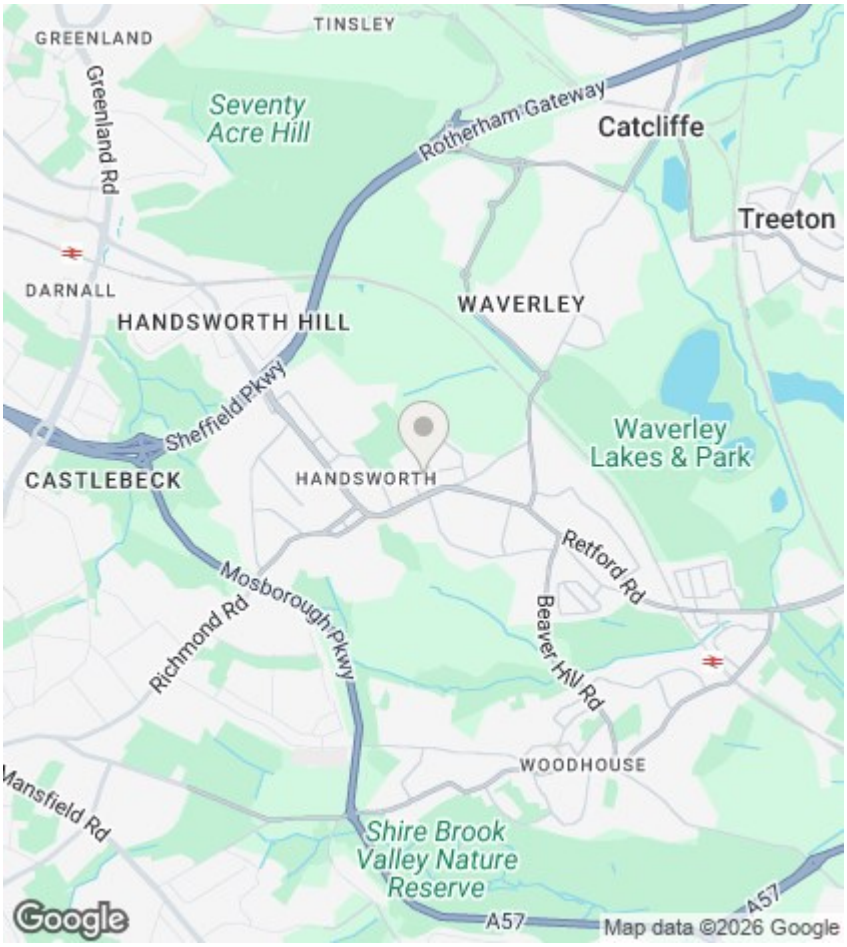
BEDROOM THREE
9'4" x 6'9"
With a uPVC double glazed window and a central heating radiator.

SHOWER ROOM
7'9" x 6'4"
Fitted with a three piece suite comprising of a good sized walk in shower cubicle with thermostatic shower, vanity wash hand basin and low flush w/c. There are tiled walls a heated towel radiator and a rear facing uPVC double glazed window.

OUTSIDE
The property stands in beautifully maintained gardens. To the front of the property sees a low maintenance gravelled garden with mature shrubs and bushes. A pattern imprinted concrete driveway provides ample cars standing space and in turn leads to a single garage. To the rear is a real sanctuary, with lawned area, mature planting scheme, paved patios and ornamental pond.

GARAGE
15'7" x 9'0"
With up and over door, power, light and a side facing personnel door.

GENERAL
Please note - There are several small trees and shrubs in the rear garden which hold sentimental value to the family and these may be removed prior to completion. Ask the agent for more information

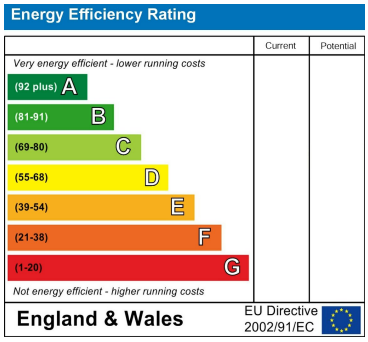


Directions

Viewings

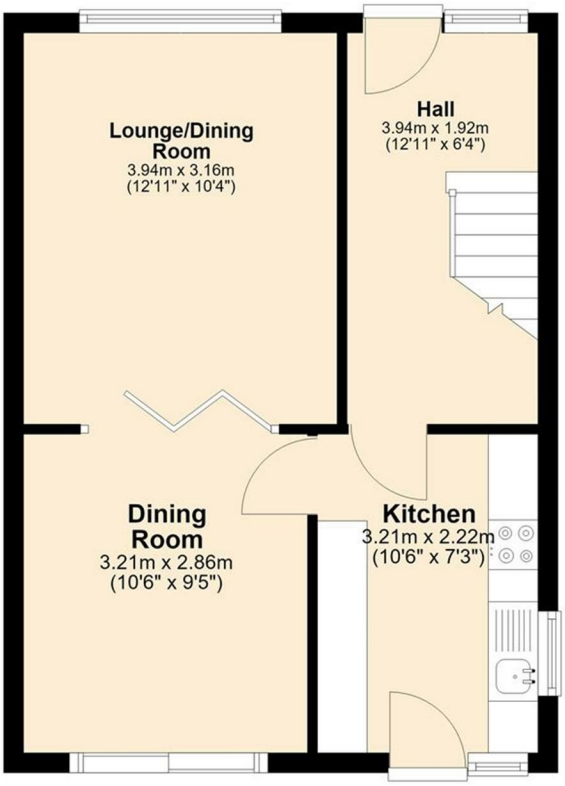
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:



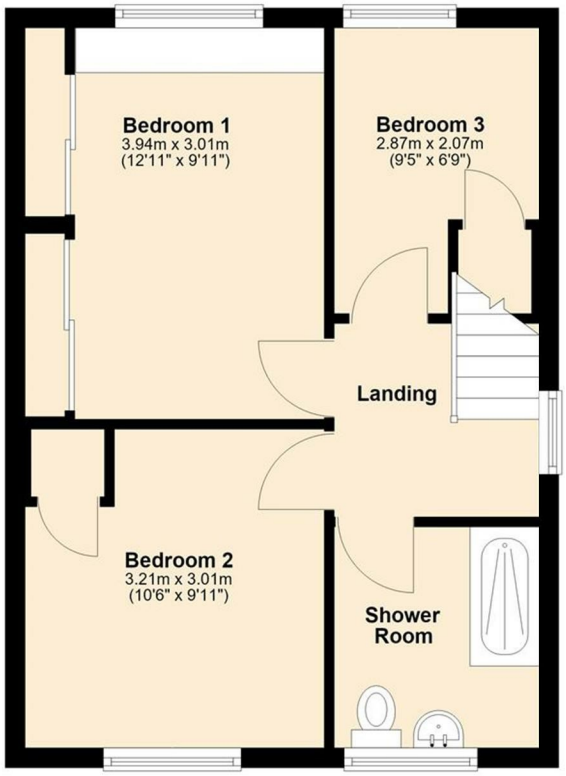
Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



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