



## 50 Horsewood Road, Sheffield, S13 9WL

Offers In The Region Of £215,000

- Semi Detached Home
- Ideal Family Home
- uPVC Double Glazed
- Close to Local Amenities
- Close To Major Road Networks
- Three Bedrooms
- Gas Central Heating
- Popular Location
- Garage and Off Road Parking
- Lovely Garden Areas

# 50 Horsewood Road, Sheffield S13 9WL

A fine opportunity has arisen to purchase this lovely three bedroom, semi detached property which is ideally suited to first time buyers and young families. The property is well presented throughout and benefits from gas central heating, double glazing, off road parking, garage and a good sized 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 porch, living room and dining/kitchen First floor landing, three bedrooms and shower room. There are lawned gardens to the front, a shared drive way leads to off road parking in front of a single garage. To the rear of the property is a patio area, ideal for entertaining and beyond is a secret garden with lawn, summerhouse and timber shed



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

With a timber glazed door and front and side facing single glazed windows and cloaks area .

#### LIVING ROOM

16'11" x 11'10"

The focal point of the room is the feature fire place with marble back and hearth and inset electric fire. There is a front facing double glazed window, a side facing uPVC double glazed window, two central heating radiators and a flight of stairs which rise to the first floor accommodation. The room has exposed wood beams to the ceiling and glazed double doors, which open to the;

#### DINING AREA

8'3" x 8'2"

With a rear facing uPVC picture window, which over looks the garden, a central heating radiator and storage units.

#### KITCHEN

8'5" 8'2"

Fitted with a comprehensive range of modern units above and below roll top work surfaces with complementary 'Metro' tiled splash backs and incorporating within a stainless steel one and half bowl sink and drainer with mixer taps. There is space for a washing machine, fridge and freezer, a uPVC double glazed window, and a rear facing uPVC entrance door, gives access to the garden.

### FIRST FLOOR

#### LANDING

With a side facing uPVC double glazed window, loft hatch to the ceiling, with pull down ladder, access is provided to the bedrooms and bathroom.

#### BEDROOM ONE

11'10" x 10'3"

With a front facing uPVC double glazed window and a central heating radiator.

#### BEDROOM TWO

10'2" x 8'6"

With a rear facing uPVC double glazed window,

a central heating radiator, wood effect laminate flooring, fitted wardrobes to one wall and coving to the ceiling.

#### BEDROOM THREE

8'10" x 6'3"

With a front facing uPVC double glazed window, a central heating radiator and coving to the ceiling.

#### SHOWER ROOM

6'5" 5'5"

Fitted with a three piece suite comprising a shower cubicle with thermostatic shower, a pedestal wash hand basin and a low flush W.C. There is a rear facing opaque uPVC double glazed window, a ladder style radiator and tiled walls

#### ATTIC ROOM

Accessed via a retractable ladder with boarded floor, power and light and housing the central heating boiler, .

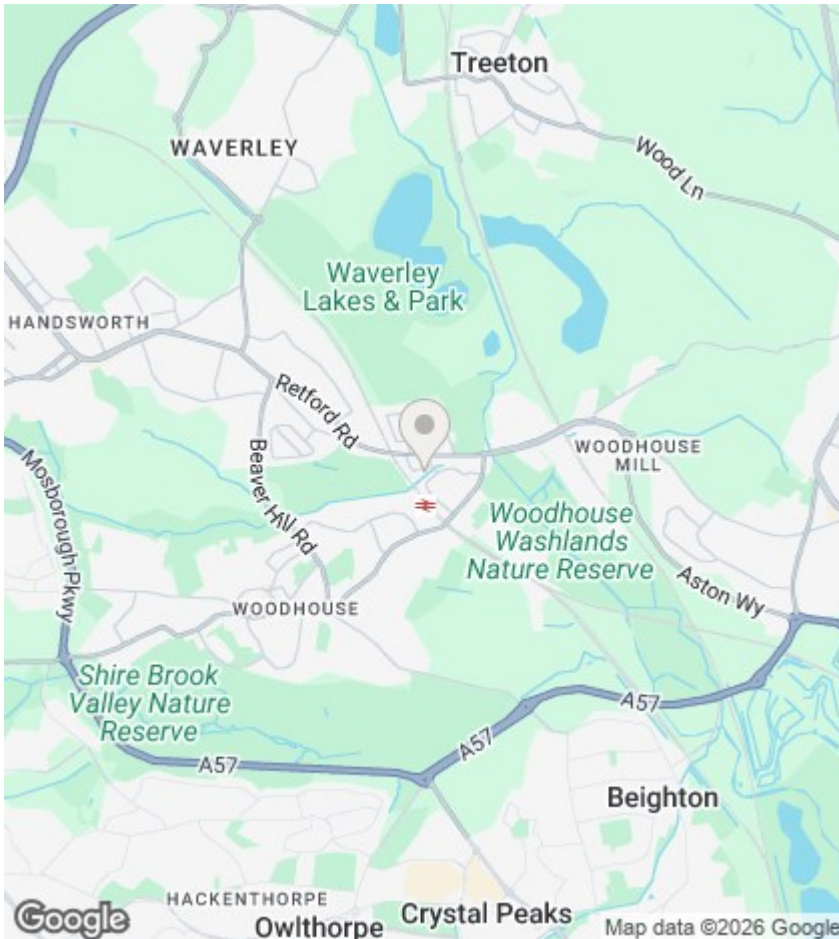
### OUTSIDE

To the front of the property is a well maintained, enclosed lawn garden, with wall border and flower beds. At the side of the property is a shared driveway, which leads to a parking area and detached garage. To the rear of the property is n enclosed patio area, is=deal for entertaining, with a further 'secret garden' beyond , with lawn, shed, fencing and Summer house which benefits from power and light making this an ideal hobby room.

#### GARAGE

19'7" x 9'1"

With a front facing up and over door, rear facing single glazed window, work bench, power and light points.



## Directions

## Viewings

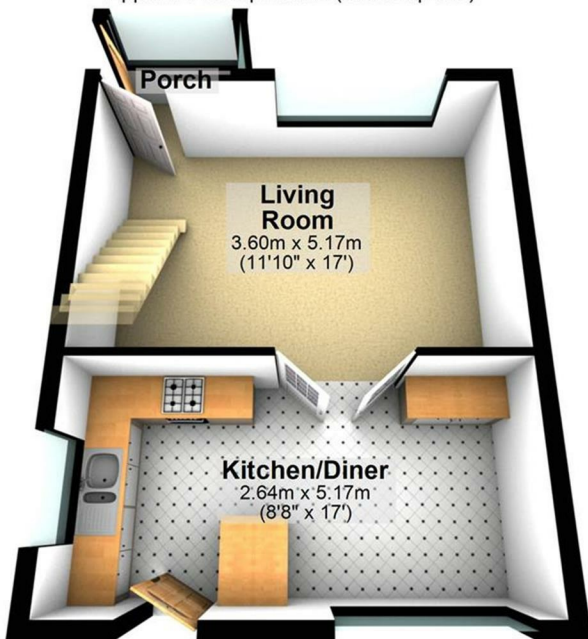
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



### First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)

