

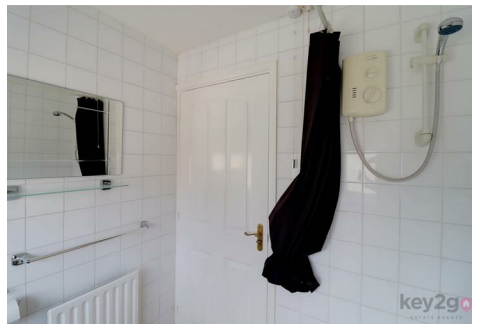
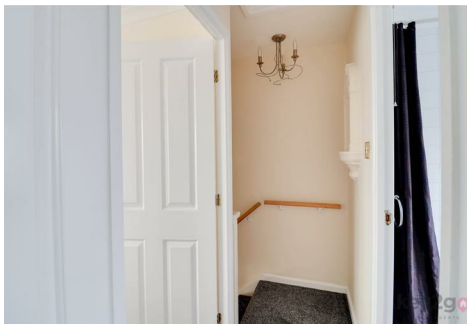
## Marketing Preview



**37 Ringwood Grove, Sothall, Sheffield, S20 2DU**

**£175,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



A fantastic opportunity to purchase this well presented throughout, three bedroom semi-detached property. Offering a conservatory, off road parking and a garage. Close to amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or first time buyers!

## SUMMARY

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## HALLWAY

Enter via a uPVC door into the welcoming hallway with laminate flooring and neutral decor. Ceiling light, radiator and under stairs storage cupboard. Stair rise to the first floor and doors to the kitchen, lounge and bedroom three.

## KITCHEN 6'9" x 6'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Built in oven and gas hob. Space for a washing machine and full height fridge/freezer. Ceiling light and window. Neutral decor and laminate flooring.

## LOUNGE 12'5" x 9'10"

A spacious reception room with neutral decor, laminate flooring and electric fireplace. Ceiling light, two wall lights, radiator and uPVC double doors to the conservatory.

## CONSERVATORY 10'3" x 9'6"

A good sized extra living space with neutral decor and laminate flooring. Ceiling light, windows and double doors to the rear.

## BEDROOM THREE 7'9" x 10'9"

A double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window. Access to the garage.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a ceiling light and access to the loft. Doors to the two bedrooms and bathroom.

## BEDROOM ONE 11'3" x 7'10"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window. Storage cupboard and built in wardrobes.

## BEDROOM TWO 6'5" x 8'10"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 5'9" x 6'0"

Having a bath with an overhead electric shower, pedestal sink and WC. Ceiling light, radiator and obscure glass window. Fully tiled walls.

## GARAGE 8'3" x 6'2"

A small garage which is currently used for storage with exposed brick walls, a window and a ceiling light. Garage door.

## OUTSIDE

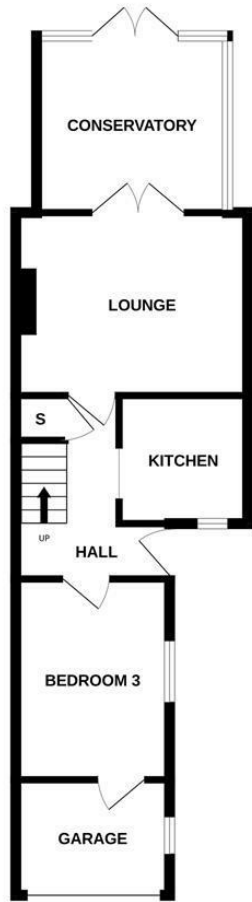
The front of the property is well presented and has off road parking.

To the rear of the property is a generous sized, enclosed and low maintenance garden with plants, a lawn area and a patio area. Also having a shed.

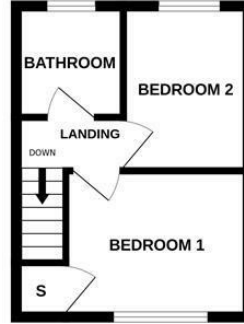
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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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>		<b>74</b>
(55-68) <b>D</b>	<b>64</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	

