







31 Cooks Wood Road

Shirecliffe • Sheffield • S3 9AA

£165,000

An excellent 3 bedroom semi detached with a lovely private aspect to the rear adjoining Cooks Wood. Whilst benefitting from UPVC double glazing and gas central heating together with a large family garden to the rear, the property offers an excellent opportunity to refurbish to the new owners requirements and make a lovely family home in this convenient location. No onward chain. On the ground floor a UPVC door opens into the reception hallway, at the end of the hallway is a fitted kitchen with work surface and sink together with space for appliances, the spacious living room is neutrally decorated with a lovely light and airy feel from the front facing window and rear facing patio doors which open onto the garden. A fireplace provides a focal feature and there is a hatch which opens to useful crawl space under the room. On the 1st floor there are two double bedrooms, the rear bedroom has superb views over the adjoining woodland and houses the Baxi combination boiler, there is a smaller third bedroom. The bathroom has a suite in white comprising bath with electric shower over, w.c and wash hand basin, the walls are fully tiled and there is a fitted storage cupboard. A loft hatch opens to the loft space which is boarded for storage, has insulation and a light. Outside the property has the benefit of off road parking a low maintenance front garden a large private garden to the rear, particularly private, with a patio providing sitting out and entertaining space, a lawn and mature shrub and hedge borders. There is a detached garage with an up and over door to the front and pedestrian door to the side. Leasehold 200 years from 1938. £5 per year.





- Three Bedroom Semi Detached
- Excellent Family Garden
- Adjoining Woodland To The Rear
- Upvc Double Glazing
- Gas Central Heating

- Potential To Improve
- No Onward Chain
- Leasehold
- EPC - D
- Council Tax Band - B

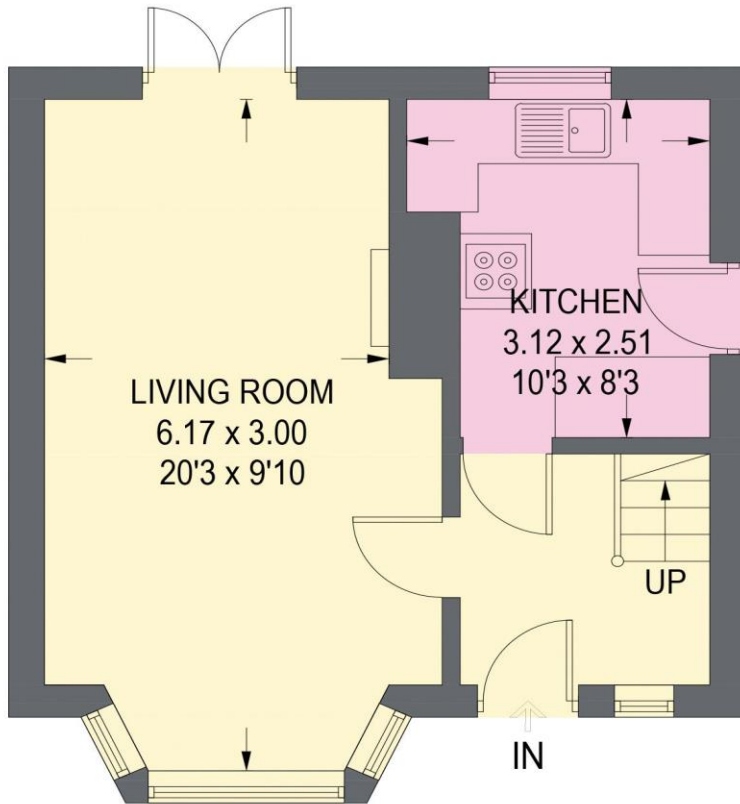


31 COOKS WOOD ROAD

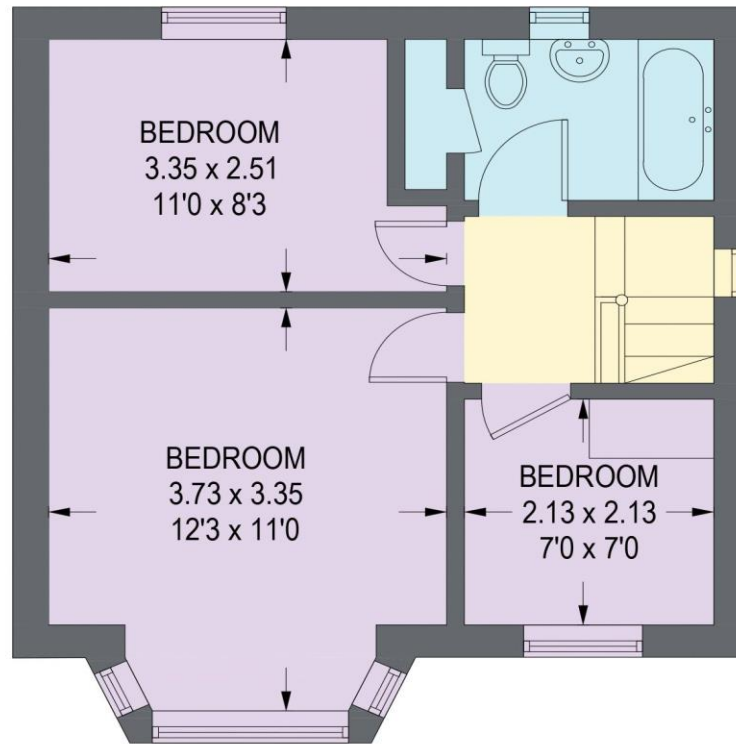
APPROXIMATE GROSS INTERNAL AREA = 64.7 SQ M / 696 SQ FT

GARAGE = 18.0 SQ M / 194 SQ FT

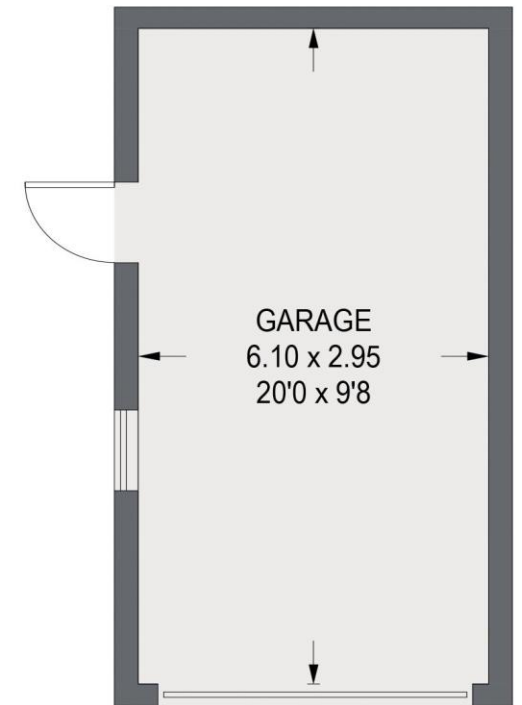
TOTAL = 82.7 SQ M / 890 SQ FT



GROUND FLOOR
32.6 SQ M / 351 SQ FT



FIRST FLOOR
32.1 SQ M / 345 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1317709)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868