key2go
ESTATE AGENTS

Marketing Preview















12 Sharrard Close, Sheffield, S12 2FA

£150,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2




















** CASH BUYERS ONLY DUE TO NON STANDARD CONSTRUCTION
** CHAIN FREE! A fantastic opportunity to purchase this three-bedroom semi-detached property, situated on a quiet cul-de-sac and offering masses of potential. The property benefits from a dining room, lobby area with downstairs WC, off-road parking, and an enclosed rear garden. Conveniently located with road links into the city centre and close to local amenities and schools.

SUMMARY

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Entrance into the welcoming hallway with stairs rising to the first floor and doors to the under-stairs storage cupboard, lounge, and kitchen. The lounge is a bright reception room with a feature fireplace and a door leading to the dining room. The dining room provides additional living space with a rear window and access to the kitchen. The kitchen is fitted with wall and base units and has space for a full-height fridge/freezer, washing machine/tumble dryer, and freestanding cooker. A door from the kitchen leads to the lobby, which has doors to the front, rear, and downstairs WC.

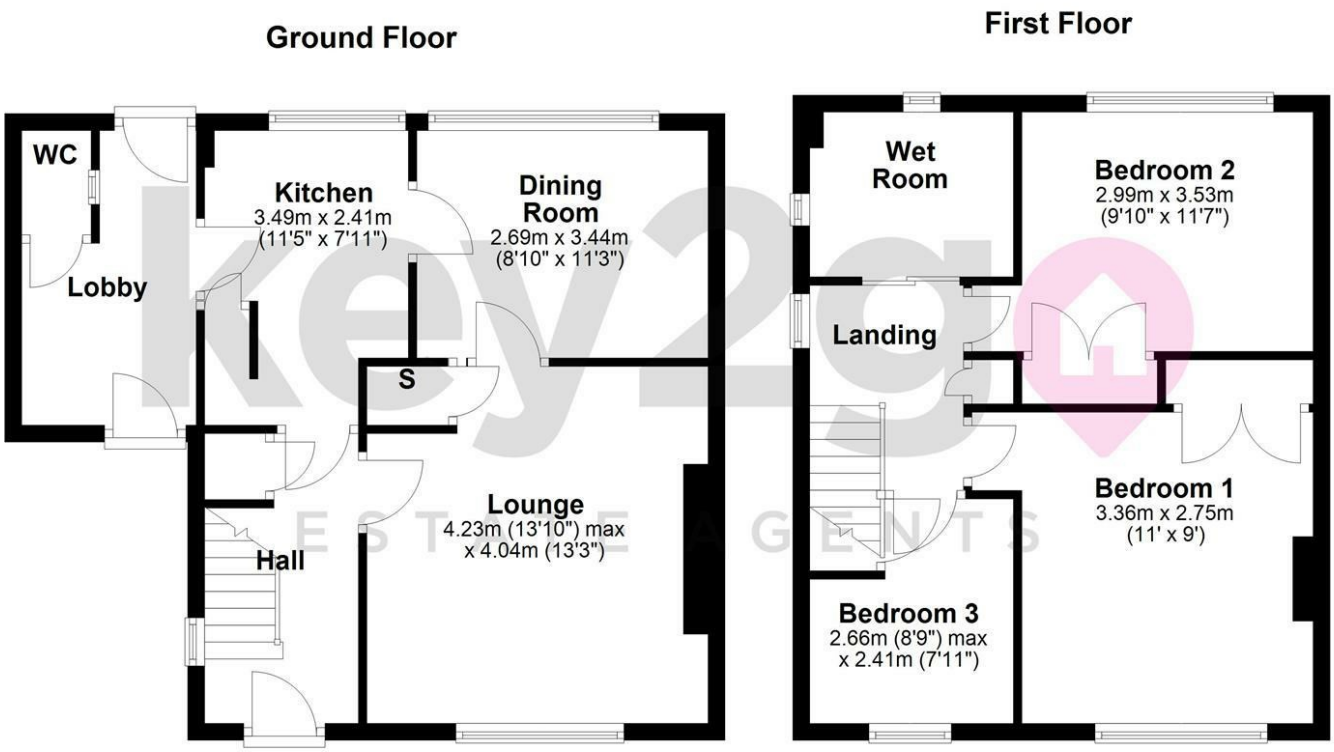
Stairs rise to the first-floor landing with doors leading to the three bedrooms, wet room, and storage cupboard. Bedroom one is a generously sized double bedroom with a window to the front and fitted wardrobes. Bedroom two is a double bedroom with a window to the rear and fitted wardrobes. Bedroom three is a single bedroom with a window to the front. The wet room is fitted with a WC, wash basin, and shower.

To the front of the property, there is a gate leading to the driveway, lawn area, and access to both the front and lobby doors. To the rear is a well-maintained enclosed garden with a lawn, plants and shrubbery, shed, and fencing to the boundaries.

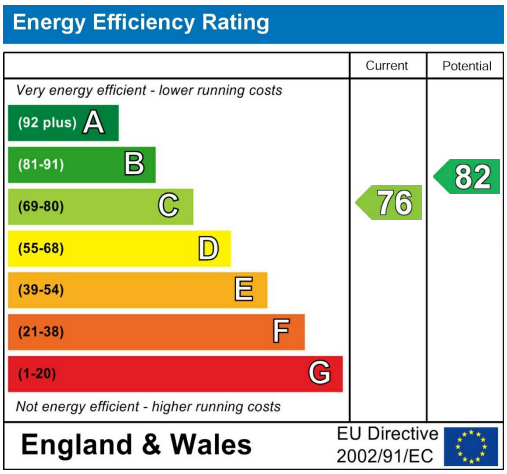
PROPERTY DETAILS

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

FOR ROOM MEASUREMENT PLEASE SEE THE FLOORPLAN



Total area: approx. 89.4 sq. metres (962.7 sq. feet)





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