



**Coalbrook Grove, Woodhouse Mill SHEFFIELD S13 9XT**



**welcome to**

**Coalbrook Grove, Woodhouse Mill SHEFFIELD**

GUIDE PRICE. Located in Woodhouse Mill, this two-bed semi-detached home offers an open-plan lounge/diner, kitchen, conservatory, two bedrooms, bathroom, front and rear gardens, driveway parking, and easy access to shops, schools, and transport links.



### Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation.

### Lounge/Dining Room

21' not inc. bay window x 11' 11" ( 6.40m not inc. bay window x 3.63m )

Front facing double glazed window, two radiators and patio doors leads to the rear garden. A feature of the room is the log burner.

### Conservatory

11' 9" x 8' 3" ( 3.58m x 2.51m )

Having double glazed windows and French doors leading to the garden, laminate flooring.

### Kitchen

10' 9" x 7' ( 3.28m x 2.13m )

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Five ring gas hob and electric oven with extractor above, integrated fridge and freezer. Space and plumbing for washing machine. Two side facing double glazed windows.

### Landing

Side facing double glazed window and loft access can be obtained.

### Bedroom One

15' 2" x 10' max ( 4.62m x 3.05m max )

Two front facing double glazed windows and radiator.

### Bedroom Two

11' x 9' 9" ( 3.35m x 2.97m )

Rear facing double glazed window and radiator.

### Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Tiling to the walls and floor, heated towel rail and rear facing double glazed window.

### Gardens

To the rear of the property is an enclosed lawned garden and further lawned area to the front.

### Driveway

There is a driveway to the front of the property.



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## Coalbrook Grove, Woodhouse Mill SHEFFIELD

- Semi detached property
- Two bedrooms
- Ideal for first time buyers
- Lounge/Dining Room
- Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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william h brown



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**