



Cotleigh Close, Hackenthorpe Sheffield S12 4HR

welcome to

Cotleigh Close, Hackenthorpe Sheffield

****GUIDE PRICE £180,000-£190,000**** This 3-bed semi-detached offers a spacious living room, modern kitchen/diner with garden access, WC, and contemporary bathroom. Front and rear gardens plus outbuilding for storage. Located on Cotleigh Close near shops, schools, and transport links.



Porch

Having a radiator.

Hall

Having a radiator.

Wc

Having a side facing double glazed window, radiator, WC and sink basin.

Living Room

17' 8" x 10' (5.38m x 3.05m)

Having a front facing and rear facing double glazed window and two radiators.

Kitchen / Dining Room

13' 1" x 9' 11" (3.99m x 3.02m)

Having a side facing and rear facing double glazed window , range of wall and base units , an inset sink, extractor fan, space and plumbing for a washer and a gas hob with an integrated oven.

Landing**Bedroom One**

12' 8" x 10' 4" (3.86m x 3.15m)

Having a front facing double glazed window, cupboard and a radiator.

Bedroom Two

12' 8" x 10' 1" (3.86m x 3.07m)

Having a side facing and front facing double glazed window, radiator and a cupboard.

Bedroom Three

7' 7" x 7' 4" (2.31m x 2.24m)

Having a rear facing double glazed window and a radiator.

Bathroom

4' 6" x 6' 11" (1.37m x 2.11m)

Having a side facing double glazed window , vanity sink unit with a concealed WC, a bath with shower above and a towel heater.

Outhouse

6' 3" x 6' 3" (1.91m x 1.91m)

Providing additional storage.

Garden

Having a lawned front and rear garden, with the rear garden having fruitful trees such as pear, plum, and apple trees.



view this property online williamhbrown.co.uk/Property/CPK114688



welcome to

Cotleigh Close, Hackenthorpe Sheffield

- Three bedrooms
- Semi-detached property
- Modern interiors
- Lawned rear garden
- Access to local amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114688



Property Ref:
CPK114688 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



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



williamhbrown.co.uk