



Cotleigh Close, Hackenthorpe Sheffield S12 4HR



william
h brown

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.

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

Providing additional storage.

Hall

Having a radiator.

Garden

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

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

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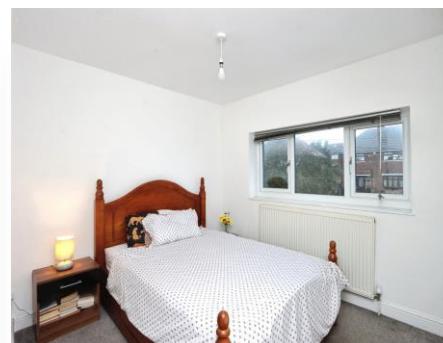
- Three bedrooms
- Semi-detached property
- Modern interiors
- Lawned rear garden
- Access to local amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£180,000



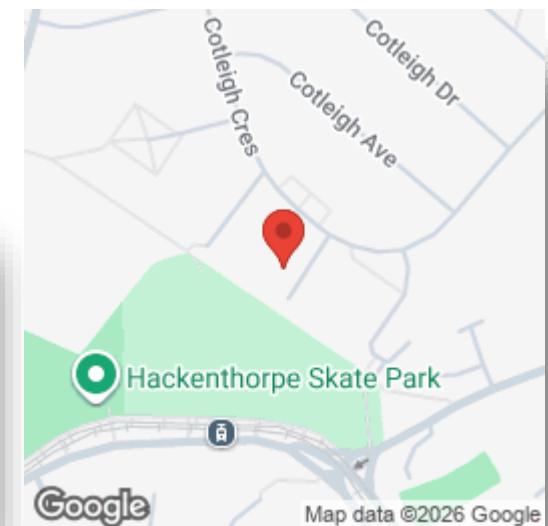
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Property Ref:
CPK114688 - 0005

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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.



Please note the marker reflects the postcode not the actual property


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