



4 Cuthbert Cooper Place, Sheffield  
£90,000



## 4 Cuthbert Cooper Place

Sheffield, Sheffield

Modern two bedroom first floor flat near Darnall station with open plan living, en-suite, main bathroom, allocated parking, secure entry, and double glazing. Ideal for commuters and investors.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Fabulous Open Plan Living
- Large windows to the front flooding the room with light
- Two bedrooms
- En-Suite to main bedroom
- Main bathroom has shower over bath
- First floor
- Allocated parking
- Close to Darnall train station



### **Hall**

The front door opens in to the Hall providing access to all rooms and has a useful storage cupboard.

### **Lounge Area**

The Lounge area is part of the Open Plan living and has two windows to the front.

### **Dining Area**

The dining area is part of the Open Plan Living area and has space for a dining table and chair set.

### **Kitchen Area**

The kitchen area has a cherry wood kitchen with black work surfaces. There is an oven, hob and extractor as well as a fully integrated Fridge/ Freezer and washing machine. Being open plan to the dining area it's a fabulous space to prepare meals whilst being able to chat with family and friends.

### **Bedroom**

13' 1" x 12' 2" (4.00m x 3.70m)

A generous bedroom with a large window look out to the rear of the development. There is also access to the en-suite.

### **En-suite Shower Room**

A useful en-suite shower room fitted with a double width shower unit, wall mounted wash hand basin and a white WC.

### **Bedroom Two**

12' 10" x 10' 10" (3.92m x 3.30m)

A good sized double bedroom with a window to the rear and fitted wardrobes.

### **Bathroom**

The main bathroom is fitted with a white suite comprising, white bath with shower over, white wall mounted wash hand basin and a white WC.

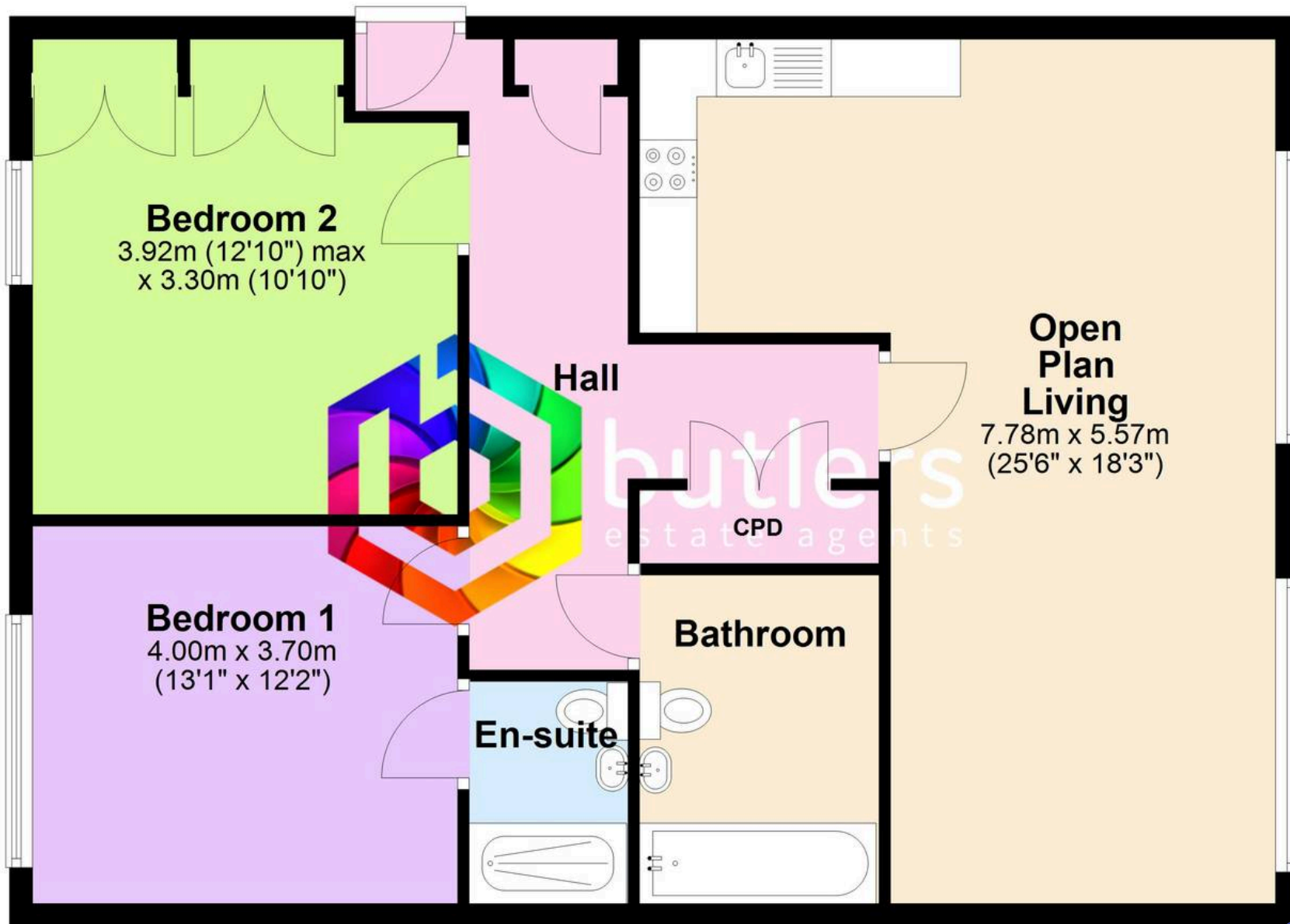
### **Allocated parking**

There is one allocated parking space



# Ground Floor

Approx. 77.2 sq. metres (831.4 sq. feet)



Total area: approx. 77.2 sq. metres (831.4 sq. feet)



## Butlers Estate Agents

Butlers Estate Agents Ltd, 60 High Street – S20 5AE

0114 247 4433 • [hello@butlers.co.uk](mailto:hello@butlers.co.uk) • [butlers.co.uk](http://butlers.co.uk)

