



if you wish to arrange a viewing appointment for this property or require further information.

Please contact our Sheffield Office on 01462 814087



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Entrance Hall
Entrance door, stairs leading to first floor, radiator, under stairs cupboard.

Cloakroom
White suite comprising of low level w.c, wash hand basin, tiled splash back, tiled floor, window to side.

Lounge
16'6" x 11'8"
Dual aspect room with window to front and French doors to garden, radiator.

Dining Room
12'9" x 9'1"
Dual aspect room with windows to front and side, radiator.

Kitchen/breakfast room
15'5" x 9'11"
Fitted kitchen with a range of base and eye level units with roll top work surfaces, fitted sink unit with mixer tap, integrated appliances including dish washer, washing machine, eye level double oven, induction hob and fridge/freezer, cupboard housing wall mounted boiler, tiled floor, inset spotlights, radiator, windows to rear and side, French doors garden.

Landing
Airing cupboard housing hot water tank, two windows to rear, radiator.



Bedroom One
16'6" x 11'8"
Dual aspect room with windows to front and rear, radiator, fitted sliding door wardrobe, door to:-

En-suite
White suite comprising of fully tiled shower cubicle, low level w.c and wash hand basin in vanity unit, tiled floor, heated towel rail, part tiled walls, window to front.

Bedroom Two
13'1" x 12'0"
Two windows to front and side, radiator, large storage cupboard, access to loft space with small boarded area and light.

Bedroom Three
10'1" x 9'2"
Window to rear, radiator.

Bathroom
White suite comprising of panel enclosed bath with mixer tap, low level w.c and wash hand basin in vanity unit, part tiled walls, tiled floor, window to side.

Front Garden
Block paved driveway leading to garage and providing off road parking for two cars, path leading to front door, rest laid to lawn.

Garage
19'8" x 9'10"
Up and over door, power and light, eave storage space, personal door to side.

Rear Garden
Fully enclosed garden laid mainly to lawn, paved patio area, raised decked area, gated access to front.

Agents Note
Freehold.
Council Tax Band E.

Annual service charge £400.00.
Solar panels installed on roof.

