

Larch Hill

Sheffield S9 4AJ

- TWO BEDROOMS
- MODERN THROUGHTOUT
- LARGE GARDEN
- NEW RCD UNIT
- EPC RATING D
- EXTENDED TOWN HOUSE
- DOWNSTAIRS WC
- OFF ROAD PARKING
- GAS & ELECTRIC CERTS

Asking Price £145,000 Freehold













Situated on Larch Hill, Sheffield, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

Larch Hill is known for its community spirit and accessibility to local amenities, making it a desirable location for those who appreciate both tranquillity and convenience. This property is a wonderful canvas for anyone looking to create their perfect home in a vibrant part of Sheffield. Don't miss the chance to make this charming house your own.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE LOBBY

uPVC double glazed window to front elevation. Stairs to first floor landing. Single panelled central heating radiator.

DOWNSTAIRS WC

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath. Single panelled central heating radiator. Tiles to floor and splash back areas. Extractor fan.

LOUNGE

15'10" * 11'6"

uPVC double glazed window to front elevation. Double panelled central heating radiator.

KITCHEN

13'2" * 7'10"

Two uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Single drainer sink unit with flexible mixer spray tap . Space and plumbing for an automatic washing machine. Space for fridge freezer. Laminate wood effect flooring. LED downlights to ceiling. Tiles to splash back areas, Storage cupboard off. uPVC double and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance lobby. Loft access point with ladder. Laminate wood effect flooring.

BEDROOM ONE

14'9" reducing to 11'6" * 13'4"

uPVC double glazed bay window to front elevation. Laminate wood effect flooring. Double panelled central heating radiator.

BEDROOM TWO

10'11" * 8'8"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Double panelled central heating radiator.

BATHROOM
5'6" * 5'6"
uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower over, hand wash pedestal basin and low flush WC. Heated towel rail. Tiles to splash back areas.

OUTSIDE AND GARDENS
To the front is a small walled garden with path to front door. To the rear is a large garden with fence to one side and hedge opposite, artificial grass with paved patio area. There is off road parking via an access road to the rear which can accommodate several large vehicles, there is a also further paved patio area and shed.

VIEWINGS
By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION
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. These particulars do not constitute part or all of an offer or contract. 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. 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. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then 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. 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.

MEASUREMENTS
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE
Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER
Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND
The property broadband speed is excellent with fibre broadband available.

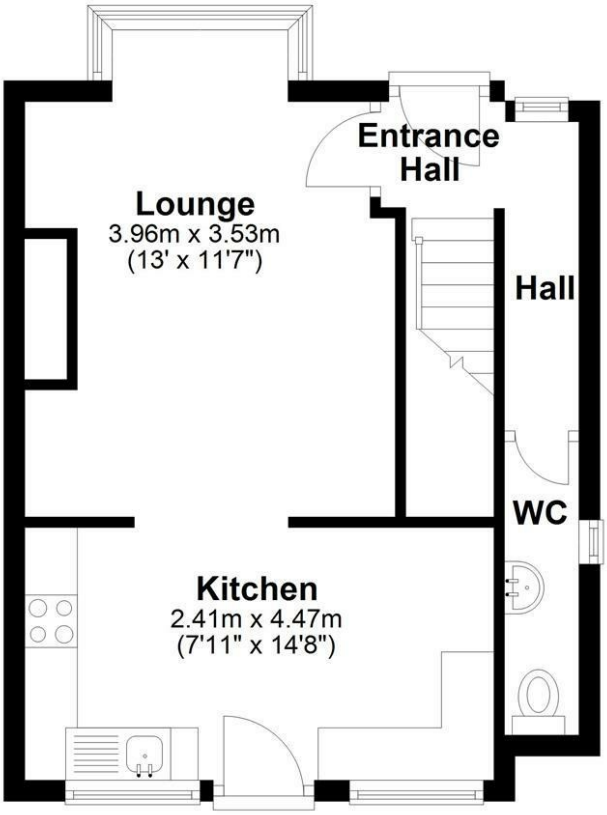


Local Authority Sheffield
Council Tax Band A
EPC Rating D

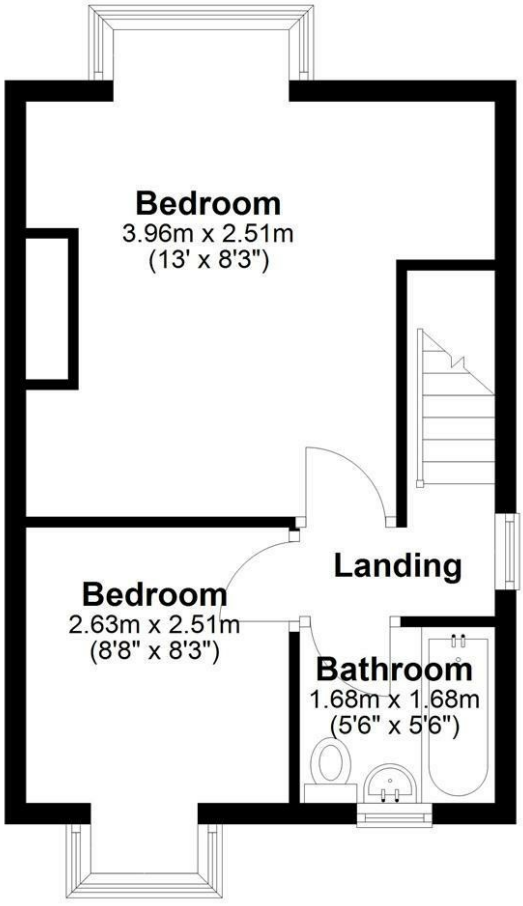




Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.