



Robin Place,



welcome to

Robin Place,

Spacious four-bedroom semi-detached home with lounge, modern kitchen/diner, utility, conservatory, family bathroom, shower room and fitted storage. Features a rear garden and front driveway. Close to shops, schools and transport. A viewing is highly recommended.

Porch

Having double glazed windows and providing access to the front entrance.

Hall

Having stairs that provide access to the first floor accommodation.

Lounge

Having a front facing double glazed window, a radiator and a living flame gas fireplace.

Kitchen / Dining Room

Having a range of wall and base units with an inset sink. An integrated oven with a gas hob and an extractor hood. Space and plumbing for a dishwasher. A sizeable integrated fridge. A rear facing double glazed window, and a door leading to the rear garden as well as patio doors to the conservatory.

Utility Room

Having space and plumbing for a washer and providing additional storage.

Conservatory

Having a range of double glazed windows, radiator and underfloor heating. A door leading to the rear garden.

Landing

Providing access to the loft hatch. There are two loft spaces, one of which has built in ladder access and is partially boarded to provide storage.

Bedroom One

Having a front facing double glazed window, radiator and built in wardrobes.

Bedroom Two

Having a rear facing double glazed window and a radiator.

Bedroom Three

Having a front facing double glazed window and

radiator.

Shower Room

Having a rear facing double glazed window. WC, sink basin, towel rail and shower suite.

Bathroom

Having a rear facing double glazed window, WC and vanity sink unit. A bath with a shower mixer tap.

Bedroom Four

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

Garden

Having a lawned rear garden with a decked seating area.



view this property online williamhbrown.co.uk/Property/CPK115109



welcome to

Robin Place, * Internal Images Coming Soon*****

- Four bedrooms
- Semi-detached property
- Modern kitchen / diner
- Off street parking

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

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115109



Property Ref:
CPK115109 - 0004

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