4 THIRLMERE DRIVE

SHEFFIELD, S25 4JP

£150,000

FREEHOLD

GUIDE PRICE £150,000 - £160,000

NO UPPER CHAIN

A stylish and beautifully presented two-bedroom semi-detached home, ideally suited to a variety of buyers including first-time buyers, investors and those looking to downsize.

Situated in the highly popular residential location of North Anston, the property enjoys excellent access to a wide range of local shops, schools and everyday amenities, whilst also being conveniently positioned for Sheffield, Worksop and Rotherham.

The accommodation is well presented throughout and offers a welcoming entrance hallway, attractive open-plan living room, modern kitchen/diner, two well-proportioned bedrooms and a luxurious recently fitted shower room. Externally, the property benefits from low-maintenance gardens to both the front and rear, a useful brick-built store and allocated parking for one vehicle.

With its appealing presentation, practical accommodation and sought-after location, this property represents an excellent opportunity for those seeking a stylish and manageable home, a sound investment or a convenient property for a more relaxed lifestyle.

Kendra Jacob

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• ***GUIDE PRICE £155,000 - £160,000*** • * Stylish two-bedroom semi-detached home • * Ideal for first-time buyers, investors or downsizers • * Highly popular North Anston location • * Well-presented accommodation throughout • * Attractive open-plan living room • * Modern kitchen/diner • * Luxurious recently fitted shower Room • * Low-maintenance gardens and allocated parking • * Excellent access to Sheffield, Worksop and Rotherham

ENTRANCE HALLWAY

A welcoming entrance hallway with a side-facing UPVC double-glazed entrance door, providing access into the hallway. A further front-facing entrance door leads directly into the spacious open-plan living room.

LIVING ROOM

An attractive and stylish living room featuring a front-facing UPVC double-glazed bow window, creating a bright and inviting space. The room benefits from laminated wood flooring, a central heating radiator and an open-plan wooden spindle staircase rising to the first-floor landing. A wall-mounted electric log-burning-effect fire with a wooden mantel creates an appealing focal point. A door provides access to the kitchen/diner.

KITCHEN DINER

A beautifully presented and immaculate kitchen/diner fitted with a comprehensive range of wall and base units, complemented by contrasting work surfaces incorporating a stainless-steel sink unit with mixer tap. Integrated appliances include an electric double oven and four-ring electric hob with extractor fan above.

There is space for a freestanding fridge/freezer, together with space and plumbing for an automatic washing machine, discreetly positioned behind a matching cupboard front. The room also houses the wall-mounted central heating boiler and benefits from tiled walls, attractive tile-effect vinyl flooring, ceiling downlighting and a central heating radiator.

A rear-facing UPVC double-glazed window provides natural light, while a UPVC double-glazed door opens onto the low-maintenance rear garden.

FIRST FLOOR LANDING

The first-floor landing features wooden spindle balustrades, a central heating radiator and a hatch providing access to the loft space. Doors lead to two well-proportioned bedrooms and the recently fitted shower room.

BEDROOM ONE

A spacious master bedroom with a front-facing UPVC double-glazed window, central heating radiator and an extensive range of fitted wardrobes spanning one wall, providing excellent storage.

BEDROOM TWO

A generously proportioned second bedroom featuring a rear-facing UPVC double-glazed window, central heating radiator and a useful fitted storage/ cylinder cupboard.

SHOWER ROOM

A luxurious and recently fitted shower room comprising a contemporary walk-in shower enclosure with mains-fed waterfall shower and separate shower attachment, pedestal wash hand basin and low-flush WC.

The room is finished to a high standard with quality wall and floor tiling, ceiling downlighting, an electric extractor fan, chrome heated towel radiator and a rear-facing obscure UPVC double-glazed window.

EXTERIOR

To the front of the property is an attractive block-paved, low-maintenance garden, offering potential for the creation

of a driveway, subject to any necessary permissions. A brick-built store provides useful additional storage.

The enclosed rear garden has been designed for ease of maintenance and benefits from an outside water tap and external lighting. A gate provides rear access to an allocated parking space for one vehicle.

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Jacob
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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band A

Viewings – By Appointment Only

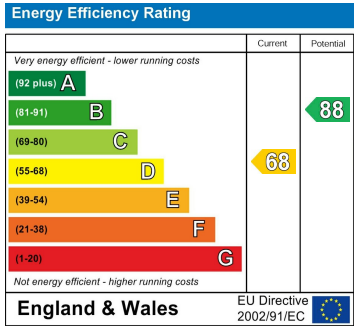
Floor Area – 600.00 sq ft

Tenure – Freehold

Ground Floor **First Floor**

Total floor area 55.8 m² (600 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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

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