





32 SANDALL VIEW

SHEFFIELD, S25 3UB

£190,000

FREEHOLD

Situated in a pleasant cul-de-sac location, this extended two-bedroom semi-detached property offers well-presented accommodation, making it an ideal purchase for first-time buyers, couples or those looking to downsize. The property benefits from a driveway providing off-road parking and a neatly arranged rear garden, complete with patio seating area and useful garden shed. Internally, the accommodation briefly comprises an inviting lounge with open-plan staircase, a modern high-gloss kitchen incorporating a selection of integrated appliances, and a separate dining room with patio doors opening directly onto the rear garden.To the first floor are two bedrooms and a family bathroom fitted with a walk-in shower.Ideally positioned for access to the M1 motorway and conveniently located close to a range of local amenities, this property combines comfortable living with excellent accessibility. Offered for sale with NO ONWARD CHAIN, early viewing is highly recommended to appreciate all that this lovely home has to offer. BOOK A VIEWING NOW - DO NOT MISS OUT

Sue Furniss

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• Perfect For A First Time Buyer • No Chain • Cul De Sac Location • School Catchment • Convenient For The Motorway Network • Driveway Providing Off Road Parking • Extended 2 Bedroomed Semi Detached House • Family Bathroom With Shower Cubicle • Perfect For Local Amenities • BOOK A VIEWING NOW - DO NOT MISS OUT





Lounge

The cosy open plan lounge has a bay window overlooking the front elevation, coving to the Viking, dado rail, central heating radiator and stairs rising to the first floor accommodation. There is a useful understairs storage area.

Kitchen

Excellent high gloss kitchen with a range of base units with complimentary work surfaces over. Sink unit with mixer tap, built in oven and microwave, electric hob with extractor above and integrated fridge freezer. Partly tiled walls. There is also plumbing for automatic dish washer. A door leads onto the side and driveway.

Dining Room

Spacious dining room with patio doors leading out onto the rear garden and patio area. Coving to the ceiling, central heating radiator and window to the side elevation.

First Floor Landing

Stairs rise to the first floor landing. Window to the side elevation and access to the loft space.

Bedroom One

With window overlooking the front elevation, central heating radiator, coving to the ceiling and useful storage cupboards.

Bedroom Two

With window overlooking the rear elevation and central heating radiator.

Family Bathroom

Beautiful bathroom having walk in shower cubicle, vanity wash hand basin and low flush WC. Tiled flooring, heated towel rail and window to the side elevation. There is a folding door.

Outside

To the front of the property is a driveway providing off road parking for several vehicles. There is a lawned area of garden to the front. There is also gated access to the rear garden, which has a patio area perfect for entertaining, lawned area, fully enclosed and there is a garden shed included in the sale.

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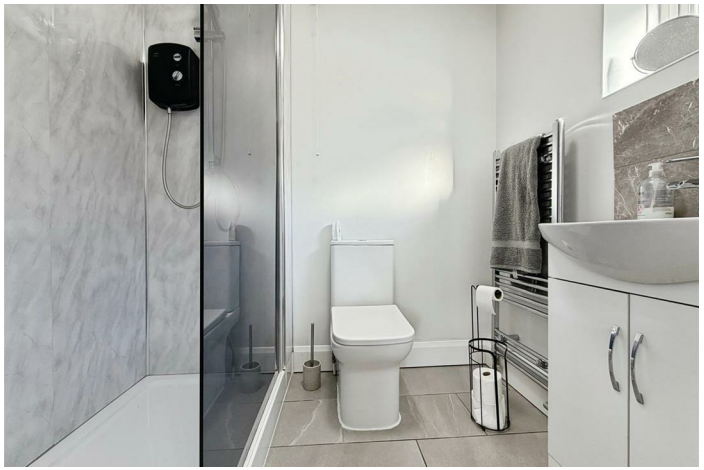














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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band A

Viewings – By Appointment Only

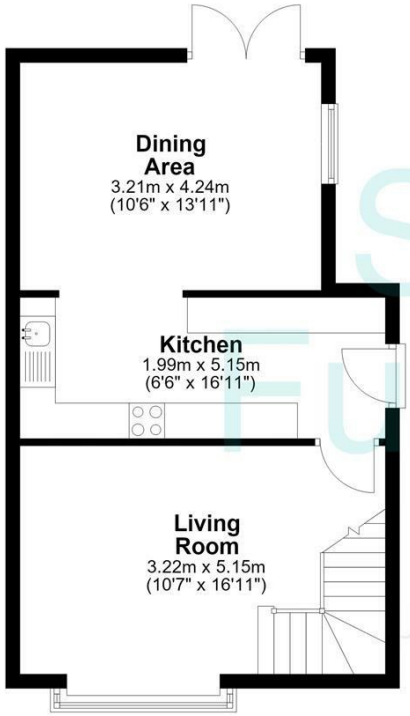
Floor Area – 741.60 sq ft

Tenure – Freehold

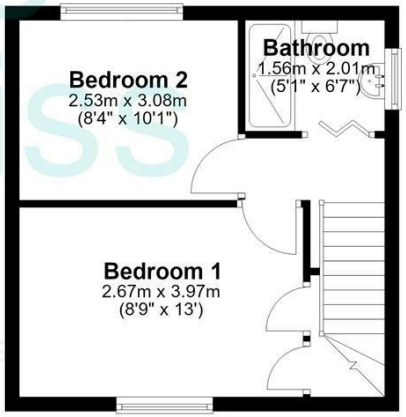




Ground Floor
Approx. 41.6 sq. metres (448.2 sq. feet)



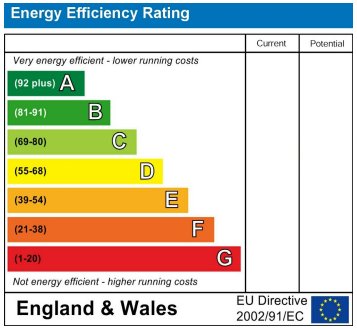
First Floor
Approx. 27.3 sq. metres (293.4 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





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

Sue Furniss JBS Estates
Six Oaks Grove
Retford
DN220RJ

01145506066
suefurniss@jbs-estates.com

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