UNITED UH HOMES









Pavilion Way, Shiregreen, S5

£1,200 Per Month

- DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- AMPLE OFF ROAD PARKING & GARAGE
- RENT - £1200PCM
- COUNCIL TAX BAND C - £2,226.95
- SPACIOUS THREE BEDROOMS
- ENCLOSED REAR GARDEN
- FRESHLY PAINTED WALLS & BRAND NEW CARPET FLOORING
- BOND - £1384

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Pavilion Way, Shiregreen, S5

A newly decorated, spacious three-bedroom detached family home, offering versatile and well-proportioned accommodation on a quiet cul de sac location off Bellhouse Road.
The property briefly comprises an entrance hallway, downstairs WC, large lounge and fitted kitchen/diner.
To the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom benefiting from an en-suite shower room, together with a separate family bathroom.
Externally, the property benefits from a paved driveway providing ample off-road parking, alongside a useful single garage. To the rear is a spacious, low-maintenance and fully enclosed paved garden.

3 3 1 C

Council Tax Band: C







ENTRANCE HALL
A welcoming entrance benefiting from wooden laminate flooring, freshly painted walls, and a uPVC double-glazed window to the side elevation. There is a solid door providing access to the downstairs WC and lounge. Further features include a central heating radiator and ceiling light point.

LOUNGE
The large lounge benefits from laminate flooring, freshly painted walls and a decorative fireplace, creating a welcoming focal point to the room. A front-facing UPVC double-glazed window provides natural light, with further features including central heating radiators and ceiling light point. An open staircase leads to the first-floor landing and a solid door providing access to the kitchen.

KITCHEN/DINER
The kitchen is fitted with a good range of white wall, base and drawer units, complemented by white marble-effect worktops and tiled splashbacks. There is an integrated oven with a four-ring induction hob and extractor fan above, together with an integrated sink, drainer and tap. Space is provided for a freestanding fridge/freezer, washing machine/tumble dryer.

Further benefits include a rear-facing uPVC double-glazed window and patio doors opening onto the enclosed rear garden. The room also features laminate flooring, freshly painted walls, a central heating radiator, two ceiling light points and a solid door providing access to the under stairs storage cupboard.

DOWNSTAIRS WC
The downstairs WC comprises a pedestal WC and hand wash basin set into a vanity unit, complemented by a tiled splashback and painted walls. Further features include a front-facing obscure double-glazed window, central heating radiator and ceiling light point.

STAIRS & LANDING
Carpeted stairs with a painted wooden handrail and balustrade lead to the first-floor landing. A side-facing UPVC double-glazed window provides natural light, with further features including brand new carpet flooring, and freshly painted walls, central heating radiator and ceiling light point. Solid doors provide access to all three bedrooms, the bathroom and an above-stairs storage cupboard.

BEDROOM ONE
A generously proportioned double bedroom featuring brand new carpeted flooring and freshly painted walls. A front-facing UPVC double-glazed window allows for plenty of natural light, complemented by a central heating radiator and ceiling light point. A solid door provides access to the en-suite bathroom.

EN-SUITE
The en-suite comprises of a pedestal WC and hand wash basin set into a vanity unit, enclosed shower with glass screen door, tiled/panelled walls to wet areas remaining painted walls. Further features include a side facing obscure double-glazed window, central heating radiator and ceiling light point. and extroc fan.

BEDROOM TWO
A further well-proportioned double bedroom featuring brand new carpeted flooring and freshly painted walls. A rear-facing UPVC double-glazed window allows plenty of natural light into the room, complemented by a central heating radiator and ceiling light point.

BEDROOM THREE
A single bedroom featuring a front-facing UPVC double-glazed window, providing natural light to the room, complemented by brand new carpet flooring, freshly painted walls, central heating radiator and ceiling light point.

BATHROOM
The bathroom comprises a three-piece suite including a panelled bath with over head shower, pedestal WC and hand wash basin. Further features include tiled/panelled walls to wet areas with remaining painted walls, vinyl flooring, an obscure rear-facing UPVC double-glazed window, ceiling light point and extractor fan.

OUTSIDE
To the front, a paved driveway provides access to the useful single garage and offers ample off-road parking for up to three vehicles.

To the rear, there is a low-maintenance paved garden, fully enclosed by fencing, providing a private outdoor space on a spacious corner plot.



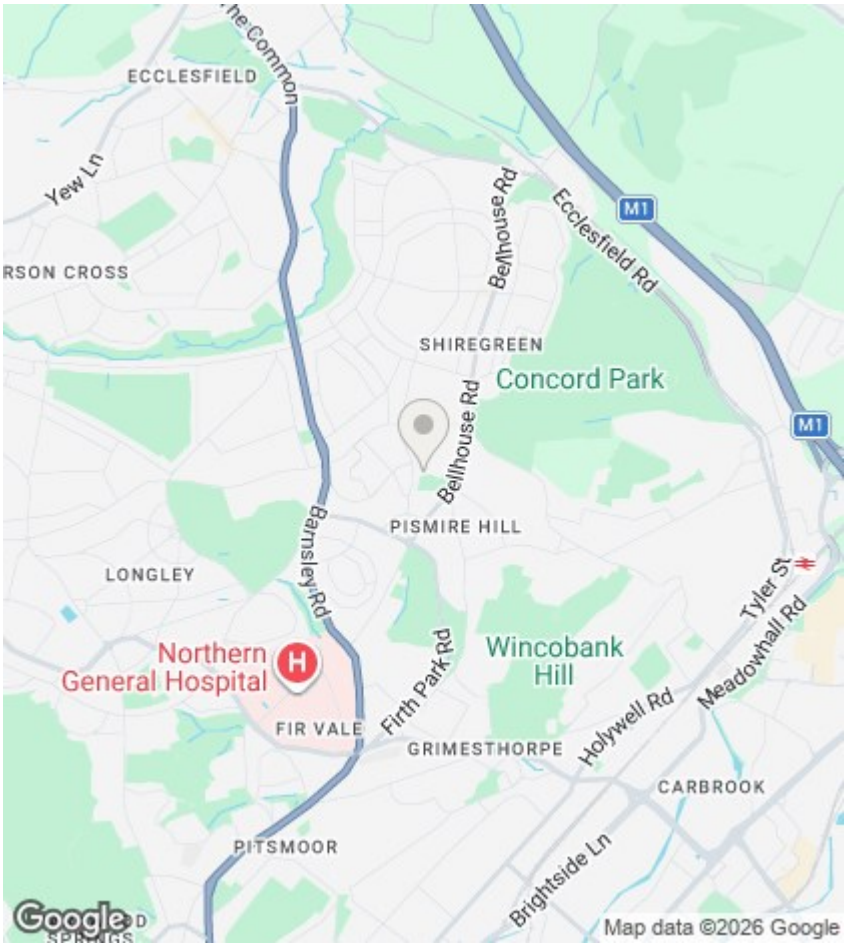












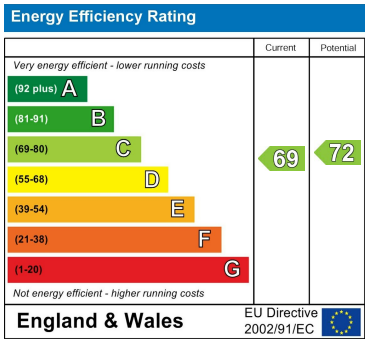
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

C



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