



Spitfire Road,



welcome to

Spitfire Road,

Impressive two bedroom semi detached property located on this modern development and providing great access to local amenities and public transport links. Modern feel throughout, and early viewings are a must. Call today to arrange your viewing!

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Hall

Having an entrance door and radiator. Stairs leads to the first floor accommodation.

Wc

Having a wc and wash hand basin. Radiator and front facing double glazed window.

Lounge

Front facing double glazed window and radiator.

Dining Kitchen

Having a range of modern style walls and base units, inset sink with rolled edge work surfaces. Gas hob and electric oven with extractor above, space and plumbing for washing machine. Rear facing double glazed window, radiator and French doors leads to the garden.

Landing Bedroom One

Rear facing double glazed window and radiator.

Bedroom Two

Two front facing double glazed window, radiator and cupboard.

Bathroom

A suite comprising bath with shower above, wc and

wash hand basin. Partial tiling to the walls, radiator and side facing double glazed window.

Garden

Enclosed rear garden with two patios area and established plants and shrubs, cold water tap.

Drive

There is a drive to the rear of the property.



view this property online williamhbrown.co.uk/Property/CPK115164



welcome to Spitfire Road,

- ****INTERNAL IMAGES COMING SOON****
- Semi-detached property
- Two bedrooms
- Modern Development
- Beautiful rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£205,000

view this property online [williamhbrown.co.uk/Property/CPK115164](https://www.williamhbrown.co.uk/Property/CPK115164)



Property Ref:
CPK115164 - 0002

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.



Please note the marker reflects the
postcode not the actual property



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](https://www.williamhbrown.co.uk)